

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

BAYVIEW LOAN SERVICING LLC VS. HEIRS OF SHIRLEY HALTEMAN

NO. 15-2019 ED

NO. 1423-2017 JD

DATE/TIME OF SALE: JUNE 12, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 5103.08

POUNDAGE - 2% OF BID \$ 102.06

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5205.14

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 5205.14

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ ~~3855.14~~

3855.14

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BAYVIEW LOAN SERVICING LLC

Defendant

vs. THE UNKNOWN HEIRS OF SHIRLEY J.
HALTERMAN
SHIRLEY HALTEMAN
SHIRLEY HALTEMAN, UNKNOWN HEIRS
TAMMY MOYER
LUVERNIA TUCKER
YVONNE CROWE
CHAD SHERMAN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, June 12, 2019

Writ of Execution No. : 2017CV1423

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1308 MARKET STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,290.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Continued or Cancelled Sale	Postponed to: 6/12/2019 \$10.00
Service	\$255.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$30.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

Total Sheriff Costs \$2,283.00

Municipal Costs

Sewer \$2,748.33

Total Municipal Costs \$2,748.33

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

Location of the real estate: 1308 MARKET STREET, BERWICK, PA 18603

Distribution Costs

Recording Fees		\$71.75
	Total Distribution Costs	\$71.75
Grand Total:		\$5,103.08

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 232666	Invoice Date: 09/23/2019 4:28:49 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$74.75	201907353	BERWICK BORO
	Grantor - HALTEMAN, SHIRLEY J		09/23/19 4:28:52 PM	
	Grantee - BAYVIEW LOAN SERVICING LLC			
	Consideration - \$5,205.14			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$14.50		
	RECORDING FEES - RECORDER	\$14.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$74.75		
	PAYMENTS			
	CHECK: 8705 - SHERIFF	\$3.00		
	CHECK: 8702 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$74.75		
	AMOUNT DUE	\$74.75		
	PAYMENT ON INVOICE	(\$74.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

June 13, 2019

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

RE: BAYVIEW LOAN SERVICING, LLC vs. The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased, YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, and LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
Sale Book/Writ No.: /
Docket Number: 2017-CV-1423
Sale Date: 06/12/2019
Property Address: 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603

To the Sheriff:

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

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

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

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

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #174801FC



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 6/13/2019			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY	Telephone Number: (215) 627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 4425 Ponce de Leon Blvd,	
City Bloomsburg	State PA	ZIP Code 17815	City Coral Gables
			State FL
			ZIP Code 33146

C. REAL ESTATE LOCATION

Street Address 1308 Market Street a/k/a 1308 North Market Street		City, Township, Borough Berwick - Berwick Borough
County Columbia	School District Berwick Area	Tax Parcel Number 04A-03-147-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration =\$5,205.14	2. Other Consideration +0	3. Total Consideration =\$5,205.14
4. County Assessed Value \$38,689.00	5. Common Level Ratio Factor X3.88	6. Computed Value =\$150,113.32

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

1a. Amount of Exemption Claimed \$150,113.32	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party 	Date 6/13/2019
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED



pennsylvania

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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Mailing Address Sheriff's Office, PO Box 380		Mailing Address 4425 Ponce de Leon Blvd,	
City Bloomsburg	State PA	ZIP Code 17815	City Coral Gables
			State FL
			ZIP Code 33146

C. REAL ESTATE LOCATION

Street Address 1308 Market Street a/k/a 1308 North Market Street		City, Township, Borough Berwick - Berwick Borough	
County Columbia	School District Berwick Area	Tax Parcel Number 04A-03-147-00,000	

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

1a. Amount of Exemption Claimed \$150,113.32	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

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

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

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

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

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

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

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

☐ Other (Please explain exemption claimed.)

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

Signature of Correspondent or Responsible Party 	Date 6/13/2019
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

SHERIFF'S SALE COST SHEET

17-1483

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.50</u>	
NOTARY	\$ <u>30.00</u>	
TOTAL *****		\$ <u>538.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1290.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1540.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>2748.33</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2748.33</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 5093.08

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

June 5, 2019

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

RE: No. 2017-CV-1423

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased, YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, and LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased

KML File#: 174801FC

To the Real Estate Division:

The above case may be sold on June 12, 2019. Service has been completed in accordance with Rule 3129.

KML Law Group, P.C.

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

Jill Jenkins, Esquire
Direct (215) 825-6360
jjenkins@kmlawgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

BAYVIEW LOAN SERVICING, LLC

4425 Ponce de Leon Blvd

Coral Gables, FL 33146

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J.

HALTEMAN, Deceased

YVONNE CROWE Solely in Her Capacity as

Heir of SHIRLEY J. HALTEMAN, Deceased

TAMMY MOYER, Solely in Her Capacity as

Heir of SHIRLEY J. HALTEMAN, Deceased

CHAD SHERMAN Solely in His Capacity as

Heir of SHIRLEY J. HALTEMAN,

Deceased,

LUVERNIA TUCKER Solely in Her

Capacity as Heir of SHIRLEY J.

HALTEMAN, Deceased

Mortgagor(s) and

Record Owner(s)

1308 Market Street a/k/a 1308 North Market

Street

Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2017-CV-1423

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

CODE:

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) 825-6349

Firm State I.D. #23-217969

3129@kmlawgroup.com

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 825-6349
3129@kmlawgroup.com
Attorney for Plaintiff

174801FC
CF: 12/19/2017
SD: 06/12/2019
\$82,914.91

BAYVIEW LOAN SERVICING, LLC

4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY
J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J.
HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J.
HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased

Mortgagor(s) and Record Owner(s)
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1423

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:

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☒ (X) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- ☒ (X) 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: June 5, 2019

KML Law Group, P.C.


Winter Dunn
Legal Assistant

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC; et seq.

Plaintiff (Petitioner)

v.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN, DECEASED,
YVONNE CROWE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY
J. HALTEMAN, DECEASED, TAMMY MOYER, SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED, CHAD
SHERMAN SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J.
HALTEMAN, DECEASED, LUVERNIA TUCKER SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED; et al
Defendant (Respondent)

CASE and/or DOCKET No.: 2017-CV-1423

Sheriff's Sale Date:

4-24-19

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JOHN JONES, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served TAMMY MOYER, SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED the above process on the 22 day of March, 2019, at 10:21 o'clock, A.M., at 35 Bisset Ave Bloomsburg, PA 17815 3445, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:



By handing a copy to the Defendant(s)

Description: Approximate Age 56-60 Height 5FT 4IN - 5FT 7IN Weight 131 LBS - 150 LBS Race WHITE Sex FEMALE Hair WHITE

Commonwealth/State of Pennsylvania) SS:

County of Luzerne)

Before me, the undersigned notary public, this day, personally, appeared John Jones 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)

File Number: 174801FC

Case ID #: 5462749

Subscribed and sworn to before me

this 22nd day of March, 20 19.

Cynthia A. DeLuca
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

CYNTHIA A. DeLUCA, Notary Public

Hazleton City, Luzerne County

My Commission Expires February 05, 2020



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-1423
Sheriff's Sale Date: 4/24/19

v.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN, DECEASED,
YVONNE CROWE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY
J. HALTEMAN, DECEASED, TAMMY MOYER, SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED, CHAD
SHERMAN SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J.
HALTEMAN, DECEASED, LUVERNIA TUCKER SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN, DECEASED the above process on the 15 day of February, 2019, at 3:10 o'clock, PM, at 1308 MARKET STREET A/K/A 1308 NORTH MARKET STREET BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

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

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle 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.

Denise Hinkle
(Signature of Affiant)

File Number: 174801FC
Case ID #: 5439741

Subscribed and sworn to before me
this 20 day of Feb, 2019

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



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-1423

Sheriff's Sale Date: 4/24/19

V.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN, DECEASED,
YVONNE CROWE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY
J. HALTEMAN, DECEASED, TAMMY MOYER, SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED, CHAD
SHERMAN SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J.
HALTEMAN, DECEASED, LUVERNIA TUCKER SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served CHAD SHERMAN SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED the above process on the 15 day of February, 2019, at 3:10 o'clock, PM, at 1308 MARKET STREET A/K/A 1308 NORTH MARKET STREET BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

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1) _____ 2) _____ 3) _____

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

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle 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.

Denise Hinkle
(Signature of Affiant)

File Number: 174801FC

Case ID #: 5439741

Subscribed and sworn to before me
this 20 day of Feb, 2019

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



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-1423

Sheriff's Sale Date: 4/24/19

V.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN, DECEASED,
YVONNE CROWE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY
J. HALTEMAN, DECEASED, TAMMY MOYER, SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED, CHAD
SHERMAN SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J.
HALTEMAN, DECEASED, LUVERNIA TUCKER SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served LUVERNIA TUCKER SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED the above process on the 15 day of February, 2019, at 3:10 o'clock, PM, at 1308 MARKET STREET A/K/A 1308 NORTH MARKET STREET BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

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

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle 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.

Denise Hinkle
(Signature of Affiant)

File Number: 174801FC
Case ID #: 5439741

Subscribed and sworn to before me
this 20 day of Feb, 2019

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

**Total Number of Pieces
Received at Post office**

107

Postmaster: AM 1 2 3 4 5 6 Dated: _____
Name of receiving employee
BMEU
L.A. CA
FEB 15 2019
90052-9614

[illegible]

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
85	291418	2341572303	TUCKER, LUVERNIA 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
87	291406	2341572305	SHERMAN, CHAD 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
90	291402	2341572308	SHERMAN, CHAD PO BOX 83 WOLFLAKE, IN 46796	\$0.650	\$0.41
91	291408	2341572309	The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
92	291410	2341572310	TUCKER, LUVERNIA 149 NE 168TH CT SILVER SPRINGS, FL 34488	\$0.650	\$0.41
94	291412	2341572312	TUCKER, LUVERNIA PO Box 608 Bulan, KY 41722	\$0.650	\$0.41
95	291404	2341572313	SHERMAN, CHAD 3740 W Noble St, Wolf lake, IN 46796	\$0.650	\$0.41
96	291416	2341572314	TUCKER, LUVERNIA 18620 SE 26TH ST OCKLAWAHA, FL 32179	\$0.650	\$0.41

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

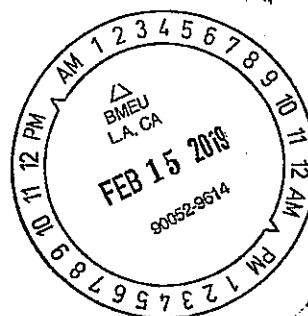
PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

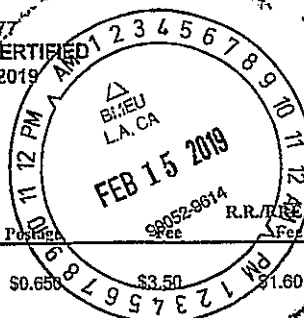
Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
107	291414	2341572325	TUCKER, LUVERNIA 215 Right Fork Montgomery Creek Vicco, KY 4177	\$0.650	\$0.41

Totals



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

PS form 3877
Type of Mailing: CERTIFIED
February 15, 2019



Line	Article Number	Name, Street & P.O. Address	Postage	Reg. Fee	R.R./Toll	Rest. Del. Fee	Reference
1			\$0.650	\$3.50	\$1.60	\$0.00	
2			\$0.650	\$3.50	\$1.60	\$0.00	
3			\$0.650	\$3.50	\$1.60	\$0.00	
4			\$0.650	\$3.50	\$1.60	\$0.00	
5			\$0.650	\$3.50	\$1.60	\$0.00	
6			\$0.650	\$3.50	\$1.60	\$0.00	
7			\$0.650	\$3.50	\$1.60	\$0.00	
8			\$0.650	\$3.50	\$1.60	\$0.00	
9			\$0.650	\$3.50	\$1.60	\$0.00	
10			\$0.650	\$3.50	\$1.60	\$0.00	
11			\$0.650	\$3.50	\$1.60	\$0.00	
12			\$0.650	\$3.50	\$1.60	\$0.00	
13			\$0.650	\$3.50	\$1.60	\$0.00	
14			\$0.650	\$3.50	\$1.60	\$0.00	
15			\$0.650	\$3.50	\$1.60	\$0.00	
16			\$0.650	\$3.50	\$1.60	\$0.00	
17			\$0.650	\$3.50	\$1.60	\$0.00	
18			\$0.650	\$3.50	\$1.60	\$0.00	
19			\$0.650	\$3.50	\$1.60	\$0.00	
20			\$0.650	\$3.50	\$1.60	\$0.00	
21			\$0.650	\$3.50	\$1.60	\$0.00	



1087589

Line	Article Number	Name, Street & P.O. Address	Postage	Fee	R.R./RRE Fee	Rest. Del. Fee	Reference
22			\$0.650	\$3.50	\$1.60	\$0.00	
23			\$0.650	\$3.50	\$1.60	\$0.00	
24			\$0.650	\$3.50	\$1.60	\$0.00	
25			\$0.650	\$3.50	\$1.60	\$0.00	
26	9314 8100 1170 0989 7885 03	The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$3.50	\$1.60	\$0.00	291409
27	9314 8100 1170 0989 7885 10	SHERMAN, CHAD 3740 W Noble St, Wolf lake, IN 46796	\$0.650	\$3.50	\$1.60	\$0.00	291405
28			\$0.650	\$3.50	\$1.60	\$0.00	
29			\$0.650	\$3.50	\$1.60	\$0.00	
30	9314 8100 1170 0989 7885 41	TUCKER, LUVERNIA 215 Right Fork Montgomery Creek Vicco, KY 4177	\$0.650	\$3.50	\$1.60	\$0.00	291415
31	9314 8100 1170 0989 7885 58	TUCKER, LUVERNIA PO Box 608 Bulan, KY 41722	\$0.650	\$3.50	\$1.60	\$0.00	291413
32			\$0.650	\$3.50	\$1.60	\$0.00	
33	9314 8100 1170 0989 7885 72	TUCKER, LUVERNIA 18620 SE 26TH ST OCKLAWAHA, FL 32179	\$0.650	\$3.50	\$1.60	\$0.00	291417
34	9314 8100 1170 0989 7885 89	SHERMAN, CHAD PO BOX 83 WOLFLAKE, IN 46796	\$0.650	\$3.50	\$1.60	\$0.00	291403
35	9314 8100 1170 0989 7885 96	TUCKER, LUVERNIA 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$3.50	\$1.60	\$0.00	291419
36	9314 8100 1170 0989 7886 02	SHERMAN, CHAD 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$3.50	\$1.60	\$0.00	291407
37	9314 8100 1170 0989 7886 19	TUCKER, LUVERNIA 149 NE 168TH CT SILVER SPRINGS, FL 34488	\$0.650	\$3.50	\$1.60	\$0.00	291411
38			\$0.650	\$3.50	\$1.60	\$0.00	
39			\$0.650	\$3.50	\$1.60	\$0.00	
40			\$0.650	\$3.50	\$1.60	\$0.00	
41			\$0.650	\$3.50	\$1.60	\$0.00	
42			\$0.650	\$3.50	\$1.60	\$0.00	
43			\$0.650	\$3.50	\$1.60	\$0.00	



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC; et seq.

Plaintiff (Petitioner)

V.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN DECEASED,
YVONNE CROWE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY
J. HALTEMAN DECEASED, TAMMY MOYER SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN DECEASED, CHAD
SHERMAN SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY J.
HALTEMAN DECEASED, LUVERNIA TUCKER SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN DECEASED; et al.

Defendant (Respondent)

CASE and/or DOCKET No.: 2017-CV-1423

Sheriff's Sale Date: 4-24-19

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JOHN JONES, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served YVONNE CROWE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY J. HALTEMAN DECEASED the above process on the 10 day of April, 2019, at 9:36 o'clock, A.M, at 1308 MARKET STREET A/K/A 1308 NORTH MARKET STREET BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth/State of Pennsylvania) SS:
County of Columbia)

Before me, the undersigned notary public, this day, personally, appeared John Jones 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)

File Number: 174801FC

Case ID #: 5489332

Subscribed and sworn to before me

this 22nd day of April, 2019.

Jeanne E. Briggs

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jeanne E. Briggs, Notary Public
Columbia County
My Commission Expires December 24, 2021
Commission Number 1280970

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 9, 2019



1103053

List Number of Pieces
Listed by Sender

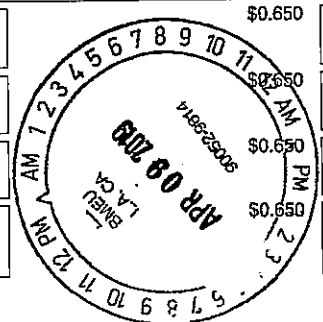
226

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
4	327870	2342943605	CROWE, YVONNE 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
11	327868	2342943612	CROWE, YVONNE 935 3rd Street Nescopeck, PA 18635	\$0.650	\$0.41
14	327872	2342943615	CROWE, YVONNE 47 Ridgewood Drive Bloomsburg, PA 17815	\$0.650	\$0.41



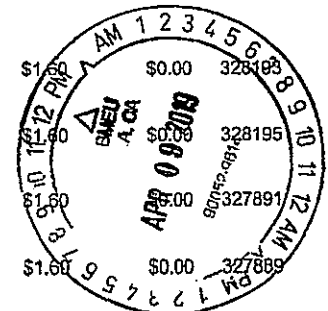
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3877
Type of Mailing: CERTIFIED
April 9, 2019



1103020

Line	Article Number	Name, Street & P.O. Address	Postage	Fee	R.R./RRE Fee	Rest. Del. Fee	Reference
1	9314 8100 1170 0995 5199 93	CROWE, YVONNE 935 3rd Street Nescopeck, PA 18635	\$0.650	\$3.50	\$1.60	\$0.00	327869
2	9314 8100 1170 0995 5200 05	CROWE, YVONNE 47 Ridgewood Drive Bloomsburg, PA 17815	\$0.650	\$3.50	\$1.60	\$0.00	327873
3	9314 8100 1170 0995 5200 12	CROWE, YVONNE 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$3.50	\$1.60	\$0.00	327871
4			\$0.650	\$3.50	\$1.60	\$0.00	
5			\$0.650	\$3.50	\$1.60	\$0.00	
6			\$0.650	\$3.50	\$1.60	\$0.00	
7			\$0.650	\$3.50	\$1.60	\$0.00	
8			\$0.650	\$3.50	\$1.60	\$0.00	
9			\$0.650	\$3.50	\$1.60	\$0.00	
10			\$0.650	\$3.50	\$1.60	\$0.00	
11			\$0.650	\$3.50	\$1.60	\$0.00	
12			\$0.650	\$3.50	\$1.60	\$0.00	
13			\$0.650	\$3.50	\$1.60	\$0.00	
14			\$0.650	\$3.50	\$1.60	\$0.00	
15			\$0.650	\$3.50	\$1.60	\$0.00	
16			\$0.650	\$3.50	\$1.60	\$0.00	
17			\$0.650	\$3.50	\$1.60	\$0.00	
18			\$0.650	\$3.50	\$1.60	\$0.00	
19			\$0.650	\$3.50	\$1.60	\$0.00	328198
20			\$0.650	\$3.50	\$1.60	\$0.00	328195
21			\$0.650	\$3.50	\$1.60	\$0.00	327891
22			\$0.650	\$3.50	\$1.60	\$0.00	327889



BAYVIEW LOAN SERVICING, LLC

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN,
Deceased

YVONNE CROWE, Solely in Her Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased

TAMMY MOYER, Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased

CHAD SHERMAN Solely in His Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased,

LUVERNIA TUCKER Solely in Her Capacity as
Heir of SHIRLEY J. HALTEMAN, Deceased

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

No. 2017-CV-1423

CLERK OF COURTS
COUNTY OF COLUMBIA

2018 NOV -6 A 9:35

FILED
PROTHONOTARY

ORDER

AND NOW, this 5th day of November 2018, upon consideration of the Plaintiff's

Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendants, The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased, YVONNE CROWE, CHAD SHERMAN and LUVERNIA TUCKER have been unsuccessful, it is hereby

ORDERED and DECREED that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendants, The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased, YVONNE CROWE, CHAD SHERMAN and LUVERNIA TUCKER by (i) publication as provided in Pa.R.C.P. 430(b)(2), (ii) posting a copy of the Complaint upon the subject property, located at 1308 Market Street, Berwick, PA, 18603 (the "Property"), and (iii) sending a copy of same by certified and regular mail to the Property for Defendants, The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased, YVONNE CROWE, CHAD SHERMAN and LUVERNIA TUCKER and to 47 Ridgewood Drive, Bloomsburg, PA 17815 and 935 3rd Street, Nescopeck, PA 18635 for Defendant, Yvonne Crowe only and to PO Box 608, Bulan, KY 41722, 149 Ne 168th Court, Siler Springs, FL 34488, 18620 Se 26th Street, Ocklawaha, FL 32179 and 215 Right Fork, Montgomery Creek Vicco, KY 41773 for Defendant, Luvern timer only and to 3740 W. Noble Street, Wolflake, IN 46796, 1308 N. Market Street, Berwick, PA 18603 and PO Box 83, Wolflake, IN 46796 for Defendant, Chad Sherman only; and (v) under Pa.R.C.P. 430(b)(1) by publication. Plaintiff shall certify service by each method.

BY THE COURT:

13 Mary E. Norton
J.

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

**Total Number of Pieces
Received at Post office**

107

Postmaster: 1 2 3 4 5 6 Dated: _____
Name of receiving employee Δ
BMEU
L.A. CA
FEB 15 2019
90052-9614

[illegible]

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

Page 4 of 1
30

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
80	291389	2341572298	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
84	291394	2341572302	CROWE, YVONNE 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
85	291418	2341572303	TUCKER, LUVERNIA 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
87	291406	2341572305	SHERMAN, CHAD 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
89	291388	2341572307	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.650	\$0.41
90	291402	2341572308	SHERMAN, CHAD PO BOX 83 WOLFLAKE, IN 46796	\$0.650	\$0.41
91	291408	2341572309	The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
92	291410	2341572310	TUCKER, LUVERNIA 149 NE 168TH CT SILVER SPRINGS, FL 34488	\$0.650	\$0.41
93	291391	2341572311	TENANTS/OCCUPANTS 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
94	291412	2341572312	TUCKER, LUVERNIA PO Box 608 Bulan, KY 41722	\$0.650	\$0.41
95	291404	2341572313	SHERMAN, CHAD 3740 W Noble St, Wolf Lake, IN 46796	\$0.650	\$0.41
96	291416	2341572314	TUCKER, LUVERNIA 18620 SE 26TH ST OCKLAWAHA, FL 32179	\$0.650	\$0.41
97	291387	2341572315	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222	\$0.650	\$0.41
99	291390	2341572317	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
100	291392	2341572318	CROWE, YVONNE 935 3rd Street Nescopeck, PA 18635	\$0.650	\$0.41

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

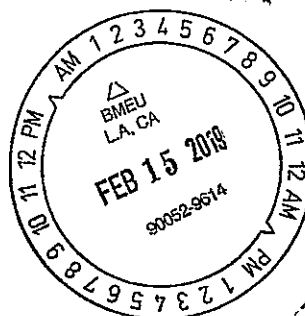
PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 15, 2019



1087467

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
101	291398	2341572319	MOYER, TAMMY 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603	\$0.650	\$0.41
102	291396	2341572320	CROWE, YVONNE 47 Ridgewood Drive Bloomsburg, PA 17815	\$0.650	\$0.41
104	291385	2341572322	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.650	\$0.41
105	291384	2341572323	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128	\$0.650	\$0.41
106	291400	2341572324	MOYER, TAMMY 1101 7th Avenue Berwick, PA 18603	\$0.650	\$0.41
107	291414	2341572325	TUCKER, LUVERNIA 215 Right Fork Montgomery Creek Vico, KY 4177	\$0.650	\$0.41

Totals



KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 825-6349
3129@kmlawgroup.com
Attorney for Plaintiff

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

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
Mortgagor(s) and Record Owner(s)
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2017-CV-1423

AFFIDAVIT PURSUANT TO RULE 3129

BAYVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

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

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
BERWICK, PA 18603

YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
35 Bisset Avenue
Bloomsburg, PA 17815

CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased,
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

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

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
BERWICK, PA 18603

YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
35 Bisset Avenue
Bloomsburg, PA 17815

CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased,
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

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

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

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

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

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

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

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

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

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

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

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

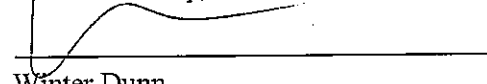
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

TENANTS/OCCUPANTS
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

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

DATED: June 5, 2019

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

Jill Jenkins, Esquire
Direct (215) 825-6360
jjenkins@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

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 de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN,
Deceased
YVONNE CROWE Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
(Mortgagor and Record Owner)

1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2017-CV-1423

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

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

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

X Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

KML LAW GROUP, P.C.

Suite 5000 -- BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN,
Deceased
YVONNE CROWE Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1423

Book:

Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for April 24, 2019 at 9:00 AM in the above matter has been continued until
June 12, 2019 at 9:00 AM

Date: 5/32/19 By: _____

KML LAW GROUP, P.C.

701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332

____ Michael McKeever Pa. ID 56129

____ 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

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 de Leon Blvd
 Coral Gables, FL 33146

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
 (Mortgagor and Record Owner)

1308 Market Street a/k/a 1308 North Market Street
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2017-CV-1423

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

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

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

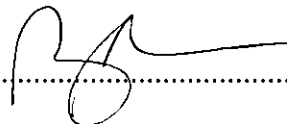
Maria D. Miksich Pa. ID 319383

Brooke R. Waishord Pa. ID 326432

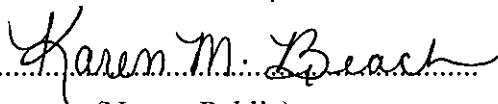
Attorneys for Plaintiff

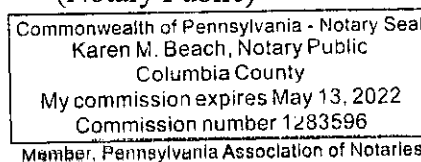
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice April 3, 10, 17, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this17th.....day ofApril.....2019.....

.....
(Notary Public)



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

.....

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

April 16, 2019

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: BAYVIEW LOAN SERVICING, LLC

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased, YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased, and LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
Term No. 2017-CV-1423

Property address:

1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Sheriff's Sale Date: April 24, 2019

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 24, 2019 to June 12, 2019.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.

Patrick Rooney /s/

Michael T. McKeever, Esq.
By: Patrick Rooney, legal assistant

cc: The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
BERWICK, PA 18603

YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
35 Bisset Avenue
Bloomsburg, PA 17815

CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased,
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SHERIFF'S RETURN OF SERVICE

02/27/2019 10:48 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, T. WIT: TAMMY MOYER AT 35 BISSETS AVENUE, BLOOMSBURG, PA 17815.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2019

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

28TH day of FEBRUARY, 2019



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.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SHERIFF'S RETURN OF SERVICE

03/19/2019 10:28 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON TH REAL ESTATE LOCATED AT 1308 MARKET STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

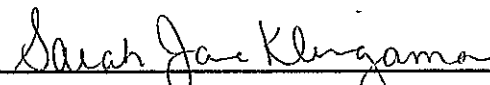
March 19, 2019

NOTARY

Affirmed and subscribed to before me this

19TH day of MARCH, 2019

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1308 MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	3-19-19	Time:	10:28
Deputy:	3	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)

2017CV1423

1308 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 15
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
 works for loan Derr (Transportation)
 Served 35 Bissets Ave

Serve To:

Name: TAMMY MOYER
Primary Address: 1101 7TH AVENUE
 BERWICK, PA 18603
Phone: 570-380-9095 **DOB:**
Alternate Address: 1308 MARKET STREET
 BERWICK, PA 18603
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 2/27/19 **Time:** 10:48
Deputy: 7 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	2/8/19	2/14/19	2/14/19			
Time:	15:46	13:35	14:00			
Mileage:						
Deputy:	6	6	6			

Service Attempt Notes:

- Spoke w/ Betty. said she moved. Betty gave me Tammy's #.
- Tried #. Not a good #.
- Checked w/ Post office. Gave address of: 35 Bisset Ave. Bloomsburg.
-
-
-

MOYER, TAMMY

2017CV1423

1101 7TH AVENUE, BERWICK, PA 18603

NO EXPIRATION



February 20, 2019

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

BAYVIEW LOAN SERVICING, LLC

VS.

**THE UNKNOWN HEIRS OF SHIRLEY J. HALTEMAN, DECEASED
YVONNE CROWE SOLELY IN HER CAPICITY AS HEIR OF SHIRLEY J.
HALTEMAN, DECEASED TAMMY MOYER, SOLELY IN HER CAPICITY AS
HEIR OF SHIRLEY J. HALTEMAN, DECEASED, CHAD SHERMAN SOLELY
IN HIS CAPICITY AS HEIR OF SHIRLEY J. HALTEMAN, DECEASED,
LUVERNIA TUCKER SOLELY IN HER CAPICITY AS HEIR OF SHIRLEY J.
HALTEMAN DECEASED**

NO: 2017-CV-1423

NO: 2019-ED-15

Dear Timothy:

The amount due on the sewer account #123094 for the property located at 1308 Market Street Berwick, Pa through June 30, 2019 is \$2748.33. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/07/19

Account:

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

Ad ID: 1159733
Description: HEIRS TO SHIRLEY HAL-
TERMAN SALE
Run Dates: 04/03/19 to 04/17/19
Class: 2
Agate Lines: 213
Blind Box:

Total Ad Cost \$1,290.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/03/19	04/17/19	3	\$1,290.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1423

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, APRIL 24, 2019 AT 9:00 O'CLOCK A.M.

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

All That Certain Parcel of Land In Berwick Borough, Columbia Cnty, Commonwealth of PA, As More Fully Described In Bk 422, Pg 327, ID#04A-03-147, Being Known And As Part Of Lot No 3 General Plan Of The Borough Of Berwick And Being More Particularly Described As A Metes And Bounds Property.

ALSO DESCRIBED AS:

All That Certain Lot, Piece Or Parcel Of Land Lying And Being Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows, To-Wit:

BEGINNING At A Point On The East Side Of Market Street, Between Thirteenth And Fourteenth Streets, At The Southwest Corner Of Lot No. 4; Thence Along Said Lot In An Easterly Direction One Hundred And Sixty-Five Feet To An Alley; Thence Along Said Alley In A Southerly Direction Forty-Five Feet To Land Now Or Late Of Elliot C. Adams; Thence Along Said Land In A Westerly Direction Parallel With Thirteenth Street, One Hundred And Sixty-Five Feet To Market Street; Thence Along Said Street In A Northerly Direction Forty-Five Feet To The Place Of Beginning.

Same Being Part Of Lot No. 3 As Marked And Numbered On The General Plan Of The Borough Of Berwick.

TAX PARCEL 04-03-147-00.000

BEING KNOWN AS: 1308 Market Street a/k/a 1308 North Market street, Berwick PA 18603

PROPERTY ADDRESS: 1308 MARKET STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-03-147-00.000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN, SHIRLEY HALTEMAN, SHIRLEY HALTEMAN, UNKNOWN HEIRS, TAMMY MOYER, LUVERNIA TUCKER, YVONNE CROWE, CHAD SHERMAN in suite of BAYVIEW LOAN SERVICING 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 215-790-1010

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Bobby: 570-394-1268

Brownsville

Serve To:

Name: YVONNE CROWE (Jones)

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1308 MARKET STREET
BERWICK, PA 18603

Adult In Charge:

Phone: DOB:

Relation: Out of area

Alternate Address: 554 HIGH STREET
BROWNSVILLE, PA 15417

Date: 2/14/19 Time: 15:40

Phone:

Deputy: 6 Mileage: —

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	2/8/19	2/8/19	2/14/19			
Time:	15:53	15:58	14:00			
Mileage:	—	—	—			
Deputy:	6	6	6			

Service Attempt Notes:

1. Market Street address is abandoned.
2. Spoke w/ Bobby Wayne Parker (Friend) said Yvonne's last name now Jones.
3. Checked w/ Post office. They had nothing.
- 4.
- 5.
- 6.

CROWE, YVONNE

2017CV1423

1308 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Empty

Serve To:

Name: THE UNKNOWN HEIRS OF SHIRLEY J. HAL

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1308 MARKET STREET
BERWICK, PA 18603

Empty

Adult In Charge:

Phone:

DOB:

Relation:

Alternate Address:

Date:

2/14/19

Time:

15:40

Phone:

Deputy:

C

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.

THE UNKNOWN HEIRS OF

2017CV1423

1308 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Empty

Serve To:

Name: OCCUPANT

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1308 MARKET STREET
BERWICK, PA 18603

Adult In Charge:

Phone:

DOB:

Relation:

Alternate Address:

Date: 2/14/19

Time: 15:40

Phone:

Deputy: 6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2017CV1423

1308 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2019

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2019

BILL NO.
3964

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	38,689	11.385	431.66	440.47	484.52
SINKING		1	37.92	38.69	42.56
FIRE		1.25	47.39	48.36	50.78
LIGHT		1.25	47.39	48.36	50.78
BORO RE		17.1	648.35	661.58	694.66
The discount & penalty have been calculated for your convenience			1,212.71 April 30 If paid on or before	1,237.46 June 30 If paid on or before	1,323.30 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HALTEMAN LEROY M & SHIRLEY J
1308 MARKET STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-03 -147-00,000
1308 MARKET ST
.1705 Acres Land 5,940
Buildings 32,749
Total Assessment 38,689

This tax returned
to courthouse on:
January 1, 2020

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	15
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTH.
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Kristy Hart
Relation:	Clerk
Date:	2/7/19
Time:	14:52
Deputy:	6
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2017CV1423

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC

vs.

THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address: ~~1611 Lincoln Street J-NET Address~~
~~Berwick Pa 18603~~

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 2/7/19

Time: 15:29 (3:29 pm)

Deputy: 6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

2/6/19

Time:

15:17

Mileage:

—

Deputy:

6

Service Attempt Notes:

1. Called. No answer, no voicemail.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2017CV1423

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 02/07/2019

Fee: \$5.00

Cert. NO: 33659

HALTEMAN LEROY M & SHIRLEY J
1308 MARKET STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0422 -0327
Location: 1308 MARKET ST LOT 3
Parcel Id:04A-03 -147-00,000

Assessment: 38,689
Balances as of 02/07/2019

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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 02/07/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1159733
Description: HEIRS TO SHIRLEY HAL-
TERMAN SALE
Run Dates: 04/03/19 to 04/17/19
Class: 2
Agate Lines: 213
Blind Box:

Total Ad Cost \$1,290.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/03/19	04/17/19	3	\$1,290.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1423

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, APRIL 24, 2019 AT 9:00 O'CLOCK A.M.

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

All That Certain Parcel of Land In Berwick Borough, Columbia Cnty, Commonwealth of PA, As More Fully Described In Bk 422, Pg 327, ID #04A-03-147, Being Known And As Part Of Lot No 3 General Plan Of The Borough Of Berwick And Being More Particularly Described As A Metes And Bounds Property.

ALSO DESCRIBED AS:

All That Certain Lot, Piece Or Parcel Of Land Lying And Being Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows, To-Wit:

BEGINNING At A Point On The East Side Of Market Street, Between Thirteenth And Fourteenth Streets, At The Southwest Corner Of Lot No. 4; Thence Along Said Lot In An Easterly Direction One Hundred And Sixty-Five Feet To An Alley; Thence Along Said Alley In A Southerly Direction Forty-Five Feet To Land Now Or Late Of Elliot C. Adams; Thence Along Said Land In A Westerly Direction Parallel With Thirteenth Street, One Hundred And Sixty-Five Feet To Market Street; Thence Along Said Street In A Northerly Direction Forty-Five Feet To The Place Of Beginning.

Same Being Part Of Lot No. 3 As Marked And Numbered On The General Plan Of The Borough Of Berwick.

TAX PARCEL 04-03-147-00,000

BEING KNOWN AS: 1308 Market Street a/k/a 1308 North Market street, Berwick PA 18603

PROPERTY ADDRESS: 1308 MARKET STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-03-147-00,000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN, SHIRLEY HALTEMAN, SHIRLEY HALTEMAN, UNKNOWN HEIRS, TAMMY MOYER, LUVERNIA TUCKER, YVONNE CROWE, CHAD SHERMAN in suite of BAYVIEW LOAN SERVICING 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 215-790-1010

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Cent mail
2/7/19*

** ADDRESS IS: 554 BROWNVILLE PA 15417*

Serve To:

Name: YVONNE CROWE
Primary Address: 47 RIDGEWOOD DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1308 MARKET STREET
BERWICK, PA 18603

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:	2/6/19	2/6/19				
Time:	1105					
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. S-NET - ADDRESS IS NOW 554 BROWNVILLE PA 15417
2. CALLED BELLUS - 47 RIDGEWOOD DR IS VACATE
3. YVONNE @ 47 RIDGEWOOD DR IS DIFFERENT FROM DEF. ABOVE
- 4.
- 5.
- 6.

CROWE, YVONNE

2017CV1423

47 RIDGEWOOD DRIVE, 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.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 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:

ALYSSA WIDLO

Relation:

CLERK

Date:

2/6/18

Time:

1504

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV1423

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN (et al.)

Case Number
2017CV1423

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHERRY FRANKS

Relation: CLERK

Date: 2/6/19

Time: 1501

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2017CV1423

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Sarah Klingaman

From: Sarah Klingaman
Sent: Wednesday, February 6, 2019 10:38 AM
To: sablair@aspps.net
Subject: sheriff sale

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 6, 2019

Re: Sheriff's Sale Advertising Dates

Bayview Loan Servicing LLC Vs. The Unknown Heirs to Shirley Halterman

No. 15 of 2019 E.D. and No. 1423 of 2017 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	April 3rd, 2019
2 nd Week	April 10th, 2019
3 rd Week	April 17th, 2019
SALE DATE:	April 24th, 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Sarah Jane Klingaman

Administrative Assistant
35 West Main Street
P.O Box 380
Bloomsburg, PA 17815
P: 570-389-5622
F: 570-389-5625

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1423

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, APRIL 24, 2019
AT 9:00 O'CLOCK A.M.

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

All That Certain Parcel of Land In Berwick Borough, Colombia Cnty, Commonwealth of PA, As More Fully Described In Bk 422, Pg 327, ID#04A-03-147, Being Known And As Part Of Lot No 3 General Plan Of The Borough Of Berwick And Being More Particularly Described As A Metes And Bounds Property.

ALSO DESCRIBED AS:

All That Certain Lot, Piece Or Parcel Of Land Lying And Being Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows, To-Wit:

BEGINNING At A Point On The East Side Of Market Street, Between Thirteenth And Fourteenth Streets, At The Southwest Corner Of Lot No. 4; Thence Along Said Lot In An

Easterly Direction One Hundred And Sixty-Five Feet To An Alley; Thence Along Said Alley In A Southerly Direction Forty-Five Feet To Land Now Or Late Of Elliot C. Adams; Thence Along Said Land In A Westerly Direction Parallel With Thirteenth Street, One Hundred And Sixty-Five Feet To Market Street; Thence Along Said Street In A Northerly Direction Forty-Five Feet To The Place Of Beginning.

Same Being Part of Lot No. 3 As Marked And Numbered On The General Plan Of The Borough Of Berwick.

TAX PARCEL 04-03-147-00,000

BEING KNOWN AS: 1308 Market Street a/k/a 1308 North Market street, Berwick PA 18603

PROPERTY ADDRESS: 1308 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-03-147-00,000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF SHIRLEY J. HALTERMAN, SHIRLEY HALTEMAN, SHIRLEY HALTEMAN, UNKNOWN HEIRS, TAMMY MOYER, LUVERNIA TUCKER, YVONNE CROWE, CHAD SHERMAN in suit of BAYVIEW LOAN SERVICING 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.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

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

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
YVONNE CROWE Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY
J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY
J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1423

2019-ED-15

FILED
PROTHONOTARY
2019 JAN 31 P 03
CLERK OF COURT
COUNTY OF COLUMBIA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$82,914.91

Interest from
1/30/2019 to Date of
Sale at 2.0160%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

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

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

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN,
Deceased
YVONNE CROWE Solely in Her Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as
Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2017-CV-1423

2019 - E D - 15
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1308 Market Street a/k/a 1308 North Market Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$82,914.91
Interest From 1/30/2019 Through Date of Sale	
(Costs to be added)	

Dated: 1/31/19

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

Deputy Rosalie Antonello

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

All That Certain Parcel of Land In Berwick Borough, Colombia Cnty, Commonwealth of PA, As More Fully Described In Bk 422, Pg 327, ID#04A-03-147, Being Known And Designated As Part Of Lot No 3 General Plan Of The Borough Of Berwick And Being More Particularly Described As A Metes And Bounds Property.

ALSO DESCRIBED AS:

All That Certain Lot, Piece Or Parcel Of Land Lying And Being Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows, To-Wit:

BEGINNING At A Point On The East Side Of Market Street, Between Thirteenth And Fourteenth Streets, At The Southwest Corner Of Lot No. 4; Thence Along Said Lot In An Easterly Direction One Hundred And Sixty-Five Feet To An Alley; Thence Along Said Alley In A Southerly Direction Forty-Five Feet To Land Now Or Late Of Elliot C. Adams; Thence Along Said Land In A Westerly Direction Parallel With Thirteenth Street, One Hundred And Sixty-Five Feet To Market Street; Thence Along Said Street In A Northerly Direction Forty-Five Feet To The Place Of Beginning.

Same Being Part of Lot No. 3 As Marked And Numbered On The General Plan Of The Borough Of Berwick.

TAX PARCEL #: 04A-03-147-00,000

BEING KNOWN AS: 1308 Market Street a/k/a 1308 North Market Street, Berwick PA 18603

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

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

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN,
Deceased
YVONNE CROWE Solely in Her Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as
Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Docket No. 2017-CV-1423

**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: TUCKER, LUVERNIA

**LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J.
HALTEMAN, Deceased**

215 Right Fork Montgomery Creek
Vicco, KY 4177

Your house at 1308 Market Street a/k/a 1308 North Market Street, Berwick, PA 18603 is
scheduled to be sold at Sheriff's Sale on April 24 2019, at 9:00 AM, in Sheriff's
Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$82,914.91 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: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 174801FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
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.

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.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079

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

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

Plaintiff

vs.

The Unknown Heirs of SHIRLEY J. HALTEMAN,
Deceased
YVONNE CROWE Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
TAMMY MOYER, Solely in Her Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased
CHAD SHERMAN Solely in His Capacity as Heir of
SHIRLEY J. HALTEMAN, Deceased,
LUVERNIA TUCKER Solely in Her Capacity as Heir
of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1423

2019-ED-15

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:

1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

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

X ~~FF~~ The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
BERWICK, PA 18603

X ~~FF~~ YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

X ~~FF~~ YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
47 Ridgewood Drive
Bloomsburg, PA 17815

~~FF~~ YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
935 3rd Street
Nescopeck, PA 18635

X ~~FF~~ TAMMY MOYER, Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1101 7th Avenue
Berwick, PA 18603

✓ CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased,
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

X CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
3740 W. Noble Street
Wolf Lake, IN 46796

CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 N. Market Street
Berwick, PA 18603

✓ CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
PO Box 83
Wolf Lake, IN 46796

✓ LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

X LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
PO Box 608
Bulan, KY 41722

X LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
149 Ne 168th Court
Silver Springs, FL 34488,

X LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
18620 Se 26th Street
Ocklawaha, FL 32179

X LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
215 Right Fork
Montgomery Creek Vicco, KY

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

X The Unknown Heirs of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
BERWICK, PA 18603

YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
1308 Market Street a/k/a 1308 North Market Street
Berwick, PA 18603

YVONNE CROWE Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased
47 Ridgewood Drive
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