

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

CHAD SHERMAN Solely in His Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased  
3740 W. Noble Street  
Wolflake, 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  
Wolflake, 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

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

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

— LUVERNIA TUCKER Solely in Her Capacity as Heir of SHIRLEY J. HALTEMAN, Deceased  
18620 Se 26<sup>th</sup> Street  
Ocklawaha, FL 32179

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

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 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: 1/29/19

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. Ofazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

04A-03-147-00,000  
Bwk Bord

REAL ESTATE OUTLINE

ED # 2019 ED 15

DATE RECEIVED 1-31-2019  
DOCKET AND INDEX 2017 CV 1423

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>○</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>912807</u>

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

SALE DATE April 24<sup>th</sup> TIME 9:00  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
 2<sup>ND</sup> WEEK \_\_\_\_\_  
 3<sup>RD</sup> WEEK \_\_\_\_\_

All That Certain 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  
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

**WAIVER OF WATCHMAN**

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

By: 

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

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

\_\_\_\_ Nora C. Viggiano Pa. ID 320864

\_\_\_\_ Lauren B. Karl Pa. ID 88209

\_\_\_\_ Kevin G. McDonald Pa. ID 203783

\_\_\_\_ Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

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

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

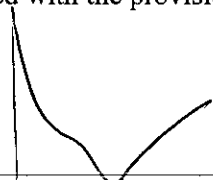
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2017-CV-1423

2019-ED-15

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

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

By: 

- KML LAW GROUP, P.C.**
  - Michael McKeever Pa. ID 56129
  - Lisa Lee Pa. ID 78020
  - David Fein Pa. ID 82628
  - Jill P. Jenkins Pa. ID 306588
  - Alyk L. Oflazian Pa. ID 312912
  - Matthew K. Fissel Pa. ID 314567
  - Rebecca A. Solarz Pa. ID 315936
  - Nora C. Viggiano Pa. ID 320864
  - Lauren B. Karl Pa. ID 88209
  - Kevin G. McDonald Pa. ID 203783
  - Matthew J. McClelland Pa. ID 319482
- Attorneys for Plaintiff**

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

January 29, 2019  
Docket #2017-CV-1423

**ATTENTION: COLUMBIA COUNTY SHERIFF**

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

**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 will be personally served notice of Sheriff's Sale by an outside process server.**

Thank you,

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

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



71901140006000149591

LUVERNIA TUCKER  
149 NE 168TH COURT

SILVER FL 34488  
SPRINGS

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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 - ED - 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 N. Silvestri*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Rosanne Antonello*

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

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



71901140006000149621

YVONNE CROWE  
935 3RD STREET

NESCOPECK PA 18635

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



71901140006000149607

LUVERNIA TUCKER  
18620 SE 26TH STREET

OCKLAWANHA FL 32179

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



71901140006000149584

LUVERNIA TUCKER  
P.O. BOX 608

BULAN KY 41722

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



71901140006000149614

LUVERNIA TUCKER  
215 RIGHT FORK

MONTGOMERY KY 41773  
CREEK VICCO

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



71901140006000149577

CHAD SHERMAN  
P.O. BOX 83

WOLFLAKES IN 46796

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Document Receipt

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Trans #	15307	Carrier / service:	USPS Server	First-Class Mail®	2/7/2019 12:00:00 AM
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Ship to:

YVONNE CROWE

554 HIGH STREET

BROWNSVILLE PA 15417

Tracking #: 71901140006000149843

Doc Ref #: 2019ED15

Postage 5.4200

Document Receipt

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Trans # 15287 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISON  
DEPT OF REV

1131 STRAWBERRY SQUARE 6TH  
FLOOR

Tracking #: 71901140006000149645

Doc Ref #: 2019ED15

Postage 5.4200

HARRISBURG PA 17128



Document Receipt

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Trans # 15287 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISON  
DEPT OF REV

1131 STRAWBERRY SQUARE 6TH  
FLOOR

Tracking #: 71901140006000149645

Doc Ref #: 2019ED15

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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Trans #	15286	Carrier / service:	USPS Server	First-Class Mail®	2/6/2019 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPARTMENT OF  
LABOR & INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #:	71901140006000149638
Doc Ref #:	2019ED15
Postage	5.4200

Document Receipt

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Trans #	15286	Carrier / service:	USPS Server	First-Class Mail®	2/6/2019 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPARTMENT OF  
LABOR & INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #:	71901140006000149638
Doc Ref #:	2019ED15
Postage	5.4200

Document Receipt

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Trans # 15285 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

YVONNE CROWE  
935 3RD STREET

Tracking #: 71901140006000149621  
Doc Ref #: 2019ED15  
Postage 5.4200

NESCOPECK PA 18635

Document Receipt

Trans #	15285	Carrier / service:	USPS Server	First-Class Mail®	2/6/2019 12:00:00 AM
Ship to:					
YVONNE CROWE			Tracking #: 71901140006000149621		
935 3RD STREET			Doc Ref #: 2019ED15		
NESCOPECK PA 18635			Postage 5.4200		

Document Receipt

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Trans #	15284	Carrier / service:	USPS Server	First-Class Mail®	2/6/2019 12:00:00 AM
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Ship to:

LUVERNIA TUCKER

215 RIGHT FORK

Tracking #: 71901140006000149614

Doc Ref #: 2019ED15

Postage 5.4200

MONTGOMERY KY 41773  
CREEK VICCO

Document Receipt

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Trans # 15282 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

LUVERNIA TUCKER

149 NE 168TH COURT

SILVER SPRINGS FL 34488

Tracking #: 71901140006000149591

Doc Ref #: 2019ED15

Postage 5.4200

Document Receipt

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Trans #	15283	Carrier / service:	USPS Server	First-Class Mail®	2/6/2019 12:00:00 AM
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Ship to:

LUVERNIA TUCKER

18620 SE 26TH STREET

Tracking #: 71901140006000149607

Doc Ref #: 2019ED15

Postage 5.4200

OCKLAWANHA FL 32179



Document Receipt

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Trans # 15281 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

LUVERNIA TUCKER

P. O. BOX 608

Tracking #: 71901140006000149584

Doc Ref #: 2019ED15

Postage 5.4200

BULAN KY 41722

Document Receipt

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Trans # 15281 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

LUVERNIA TUCKER

P.O. BOX 608

Tracking #: 71901140006000149584

Doc Ref #: 2019ED15

Postage 5.4200

BULAN KY 41722

Document Receipt

Trans # 15280 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

CHAD SHERMAN

P.O. BOX 83

Tracking #: 71901140006000149577

Doc Ref #: 2019ED15

Postage 5.4200

WOLFLAKES IN 46796

Document Receipt

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Trans # 15278 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000149553

Doc Ref #: 2019ED15

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

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Trans #	15279	Carrier / service:	USPS Server	First-Class Mail®	2/6/2019 12:00:00 AM
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Ship to:

CHAD SHERMAN

3740 W. NOBLE STREET

WOLFLAKE IN 46796

Tracking #: 71901140006000149560

Doc Ref #: 2019ED15

Postage 5.4200

Document Receipt

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Trans # 15277 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000149546  
Doc Ref #: 2019ED15  
Postage 5.4200

KING OF PA 19406  
PRUSSIA

Document Receipt

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Trans # 15276 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000149539

Doc Ref #: 2019ED15

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Trans # 15275 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000149522

Doc Ref #: 2019ED15

Postage 5.4200

HARRISBURG PA 17128



Document Receipt

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Trans # 15274 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000149515

Doc Ref #: 2019ED15

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Trans # 15273 Carrier / service: USPS Server First-Class Mail® 2/6/2019 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000149508  
Doc Ref #: 2019ED15  
Postage 5.4200

PITTSBURGH PA 15222

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

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



800.220.BANK / firsttrust.com

3-7380/2360

912807

PAY TO THE ORDER OF Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2  
Doylstown, PA 18901

MEMO CROWE; 174801FC

\$ 1350.00

DOLLARS

January 29, 2019

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE



Security features. Details on back.

⑈00912807⑈ ⑆23807380⑆ ⑆00082795⑈