

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2016CV1401

PROPERTY ADDRESS

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/27/2022	Advance Fee	Advance Fee	954811	\$0.00	\$1,350.00
05/27/2022	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/27/2022	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/27/2022	Crying Sale			\$10.00	\$0.00
05/27/2022	Docketing			\$15.00	\$0.00
05/27/2022	Levy			\$15.00	\$0.00
05/27/2022	Mailing Costs			\$54.00	\$0.00
05/27/2022	Posting Handbill			\$15.00	\$0.00
05/27/2022	Sheriff Automation Fund			\$50.00	\$0.00
05/27/2022	Web Posting			\$100.00	\$0.00
06/16/2022	Service			\$210.00	\$0.00
06/16/2022	Service Mileage			\$40.00	\$0.00
06/16/2022	Surcharge			\$54.00	\$0.00
06/16/2022	Copies			\$7.50	\$0.00
06/16/2022	Notary Fee			\$15.00	\$0.00
06/16/2022	Tax Claim Search			\$5.00	\$0.00
06/16/2022	Refund	(PAID 06/16/2022)	9132	\$727.00	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE:	\$0.00
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KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

June 15, 2022

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

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

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

Dear Sir/Madam:

Please be advised that foreclosure proceedings have been stopped.

We ask that you please do the following:

- **Cease all attempts to serve the Defendant(s)**
- **Provide a return of service or non-service for any service attempts already completed**

Should you need anything else, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

KML LAW GROUP, P.C.,

Anthony Hasouris
Operations Manager
ahasouris@kmlawgroup.com
Main: (215) 627-1322

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

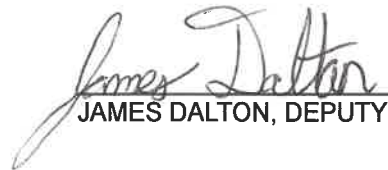


BAYVIEW LOAN SERVICING LLC
vs.
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SHERIFF'S RETURN OF SERVICE

05/31/2022 03:00 PM - DEPUTY JAMES DALTON, 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 CLARA HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOWARD BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.


JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 01, 2022

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this
1ST day of JUNE, 2022



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

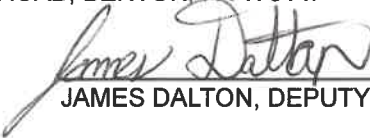


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JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


June 01, 2022

Commonwealth of Pennsylvania - Notary Seal
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1ST day of JUNE, 2022



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

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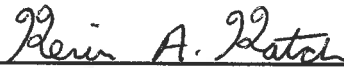


BAYVIEW LOAN SERVICING LLC
vs.
CLARA BOWMAN (et al.)

Case Number
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SHERIFF'S RETURN OF SERVICE

06/15/2022 10:15 AM - DEPUTY KEVIN KATCH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814.



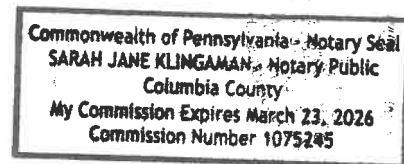
KEVIN KATCH, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

June 15, 2022



NOTARY

Affirmed and subscribed to before me this

15TH day of JUNE, 2022



Sarah Jane Klingaman

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

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 27, 2022
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now of formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

Parcel#: 32-10-014-02,000

Property Address: 1332 Upper Raven Creek, Benton, PA 17814

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

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

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AN HUSBAND.

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

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

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

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 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



BAYVIEW LOAN SERVICING LLC
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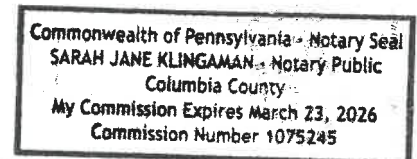
KEVIN KATCH, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

June 15, 2022



NOTARY

Affirmed and subscribed to before me this

15TH day of JUNE, 2022



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
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Michael A. Beyer
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
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SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	1332 C UPPER RAVEN CREEK ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	06/15/22	Time:	10:15
Deputy:	K.A.K. #7	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

(POSTING)

2016CV1401

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

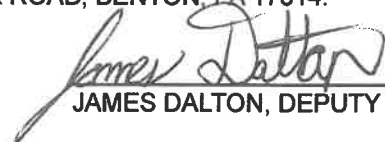


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JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 01, 2022

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

1ST day of JUNE, 2022



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
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JAMES DALTON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 01, 2022

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

1ST day of JUNE, 2022



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

KML Law Group, P.C.

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

BAYVIEW LOAN SERVICING, LLC

4425 Ponce Leon Blvd
 Coral Gables, FL 33146

Plaintiff

vs.

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

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY
 CIVIL ACTION - LAW
 ACTION OF MORTGAGE FORECLOSURE
 Docket No. 2016-CV-1401

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house at 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on Wednesday, July 27, 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by BAYVIEW LOAN SERVICING, LLC against you.

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

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

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

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

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2016CV1401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	ASHLEY DECALUCA		
Relation:	CLERK		
Date:	5/31/22	Time:	1132
Deputy:	4	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1401 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
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SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	CLERK		
Date:	5/31/22	Time:	1135
Deputy:	4	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1401

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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

Case Number
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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 38

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 07/27/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-31-22 **Time:** 1425

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

LOCKARD, SHIRLEY E. 2016CV1401 541 CAMP LAVIGNE ROAD, BENTON, PA 17814 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
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Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1332 C UPPER RAVEN CREEK ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Clara Bowman
Relation:	Def.
Date:	5-31-22
Time:	1500
Deputy:	6
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

OCCUPANT
2016CV1401
1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2016CV1401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	HOWARD BOWMAN
Primary Address:	1332 C UPPER RAVEN CREKK ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Clara Bowman
Relation:	Def
Date:	5-31-22
Time:	1500
Deputy:	6
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BOWMAN, HOWARD
2016CV1401
1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2016CV1401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 38
Manner: Adult in Charge **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 07/27/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CLARA BOWMAN
Primary Address: 1332 C UPPER RAVEN CREKK ROAD
BENTON, PA 17814
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge:
Relation: Def.
Date: 5-31-22 **Time:** 1500
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

BOWMAN, CLARA
2016CV1401
1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814 NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

Date: May 27, 2022

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

Bayview Loan Servicing, LLC VS. Clara L. Bowman & Howard W. Bowman Jr

No. 38 of 2022 E.D. and No. 1401 of 2016 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 6th 2022

2nd Week July 13th 2022

3rd Week July 20th 2022

SALE DATE: July 27th 2022 @ 9:00 a.m

Feel free to contact me if you have any questions. Sarah

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2016CV1401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
		Warrant:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1332 C UPPER RAVEN CREEK ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

(POSTING) 2016CV1401 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2016-CV-1401

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2022-ED-38

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

AMOUNT DUE \$108,122.24

Interest From 02/09/2017
to the Date of Sheriff's Sale
at per diem rate of \$11.67

(Costs to be added)

Dated: 5/27/2022

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

Deputy

Melissa Traugh

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024**

Docket No. 2016-CV-1401

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

BAYVIEW LOAN SERVICING, LLC

vs.

CLARA L. BOWMAN and
HOWARD W. BOWMAN JR.

Mortgagor(s) and Record Owner(s)

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

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$108,122.24
INTEREST from 02/09/2017 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

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

KML Law Group, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Complaint	\$ 30.00	pd
Judgment	\$ 25.00	pd
Writ	\$ 25.00	pd
Safety	\$ 10.00	
Sheriff		

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now of formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

Parcel#: 32-10-014-02,000

Property Address: 1332 Upper Raven Creek, Benton, PA 17814

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

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

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AND HUSBAND.

KML Law Group, P.C.

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

BAYVIEW LOAN SERVICING, LLC

4425 Ponce Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN

HOWARD W. BOWMAN JR.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2022 - ED - 38

Docket No. 2016-CV-1401

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house at 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on July 27th 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by BAYVIEW LOAN SERVICING, LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

In re:

Clara L Bowman,
Debtor 1

Chapter 13

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

Order

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

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

By the Court,



Mark J. Conway, United States Bankruptcy Judge

Dated: April 6, 2022

ordsmiss (05/18)

FILED
PROTHONOTARY
2022 MAY 27 A 11:09
CLERK OF COURTS OF
COUNTY OF COLUMBIA

Notice Recipients

District/Off: 0314-5
Case: 5:20-bk-01002-MJC

User: AutoDocketer
Form ID: ordsmiss

Date Created: 4/6/2022
Total: 21

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustpregion03.ha.ecf@usdoj.gov
tr	Jack N Zaharopoulos (Trustee)	info@pamd13trustee.com
aty	James Warmbrodt	jwarmbrodt@kmlawgroup.com
aty	Janet M. Spears	bkecfinbox@aldridgepate.com
aty	Leon P Haller	lhaller@pkh.com
aty	Rebecca Ann Solarz	bkgroup@kmlawgroup.com
aty	Robert Spielman	bobspielman@yahoo.com

TOTAL: 7

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Clara L Bowman	1332 C Upper Raven Creek Rd	Benton, PA 17814	
cr	Pennsylvania Housing Finance Agency/Homeowner's Emergency Mortgage Assistance Program (HEMAP)	North Front Street	PO BOX 15206	Harrisburg, PA 17105
5313047	Bayview Loan Services	4425 Ponce Leon Blvd	Miami, FL 33146	
5329475	Bayview Loan Servicing, LLC	4425 Ponce de Leon Blvd, 5th Floor	Coral Gables, FL 33146	
5313048	Columbia County Prothonotary	35 W Main St	Bloomsburg, PA 17815	
5313049	Columbia County Sheriff	35 W Main St	Bloomsburg, PA 17815	
5367916	Community Loan Servicing, LLC	4425 Ponce De Leon Blvd., 5th Floor	Coral Gable, FL 33146	
5367917	Community Loan Servicing, LLC	4425 Ponce De Leon Blvd., 5th Floor	Coral Gable, FL 33146	
5313050	Frontier Communications	Bankruptcy Dept	Middletown, NY 10940	
5313051	Howard W Boman Jr	1332 C Upper Creek Rd	Benton, PA 17814	
5313052	Howard W Bowman Jr	1332 C Upper Raven Creek Rd	Benton, PA 17814	
5313053	KML Law Group LLC	James Warmbrodt	701 Market St Suite 5000	Philadelphia, PA 19106
5313054	PHFA	211 North Front St	Harrisburg, PA 17101	
5350823	Pennsylvania Housing Finance Agency/HEMAP	211 North Front Street	PO BOX 15206	Harrisburg, PA 17105

TOTAL: 14

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC
Plaintiff

vs.

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

NO. 2016-CV-1401

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appi/scra/scraHome.do>) for the following individual(s): HOWARD W. BOWMAN JR., has a last known residence of 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814. The following information was used to search the DMDC (check all that apply):

- Last Name
- First Name
- Social Security Number

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

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

Date 2/18/17

By: Nora C. Viggiano

- KML LAW GROUP, P.C.
- Michael McKeever Pa. ID 56129
- Lisa Lee Pa. ID 78020
- David Fein Pa. ID 82628
- Thomas Puleo Pa. ID 27615
- Jill P. Jenkins Pa. ID 306588
- Alyk L. Oflazian Pa. ID 312912
- Crystal T. Español Pa. ID 315477
- Matthew K. Fissel Pa. ID 314567
- Rebecca A. Solarz Pa. ID 315936
- Nora C. Viggiano Pa. ID 320864
- Attorneys for Plaintiff

CLERK OF COURT
COUNTY OF COLUMBIA
2017 MAY 27 AM 10
PROTHONOTARY

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

KML LAW GROUP, P.C.

By: [Signature]
Print Name: Stina Conklin

Submitted Date: 2/13/17



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

SSN: XXX-XX-xxxx

Birth Date:

Last Name: BOWMAN JR

First Name: HOWARD

Middle Name: W

Active Duty Status As Of: Feb-08-2017

Active Duty Start Date	Active Duty End Date	Active Duty Status	Service Component
NA	NA	No	NA

This response reflects the individual's active duty status based on the Active Duty Status Date

Active Duty Start Date	Active Duty End Date	Active Duty Status	Service Component
NA	NA	No	NA

This response reflects whether an individual left active duty status within 90 days preceding the Active Duty Status Date

Proer Notification Start Date	Other Notification End Date	Other Notification Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty

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

Michael V. Somento

Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: HBRBL2C69467020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC
Plaintiff

vs.

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

NO. 2016-CV-1401

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): CLARA L. BOWMAN, has a last known residence of 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814. The following information was used to search the DMDC (check all that apply):

- Last Name
- First Name
- Social Security Number

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

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

Date 2/8/17

By: Nora C. Viggiano
KML LAW GROUP, P.C.

- ___ Michael McKeever Pa. ID 56129
- ___ Lisa Lee Pa. ID 78020
- ___ David Fein Pa. ID 82628
- ___ Thomas Puleo Pa. ID 27615
- ___ Jill P. Jenkins Pa. ID 306588
- ___ Alyk L. Ofazian Pa. ID 312912
- ___ Crystal T. Español Pa. ID 315477
- ___ Matthew K. Fissel Pa. ID 314567
- ___ Rebecca A. Solarz Pa. ID 315936
- Nora C. Viggiano Pa. ID 320864
Attorneys for Plaintiff

FILED
PROTHONOTARY
2017 MAY 27 AM 11:10
CLERK OF COURTS OF
COUNTY OF INDIANAST.

I certify that this is a copy of this Document as filed with the Court.
KML LAW GROUP, P.C.

By: [Signature]
Print Name: Nora C. Viggiano

Submitted Date: 2/13/17



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-XXXX

Birth Date:

Last Name: BOWMAN

First Name: CLARA

Middle Name: L

Active Duty Status As Of: Feb-08-2017

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

Active Duty Start Date	Active Duty End Date	Status	Service Component
NA		No	NA
This response reflects when the individual left active duty, including 90 days preceding the Active Duty Status Date			

Order Notification End Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her command was notified to report for active duty			

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

Michael V. Sorrento

Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Arlington, VA 22350

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: 4B45S226M455K50

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now of formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

Parcel#: 32-10-014-02,000

Property Address: 1332 Upper Raven Creek, Benton, PA 17814

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

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

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AND HUSBAND.

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 27, 2022
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now of formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

Parcel#: 32-10-014-02,000

Property Address: 1332 Upper Raven Creek, Benton, PA 17814

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

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

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AN HUSBAND.

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

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

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

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 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

Plaintiff
vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN JR.
Mortgagor(s) and Record Owner(s)
1332 C Upper Raven Creek Road A/K/A 1332 B Upper
Raven Creek Road
Benton, PA 17814

Defendant(s)

FILED
PROTHONOTARY
2022 MAY 27 A 11:11
CLERK OF COURT, OFFICE
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

2022-ED-38

AFFIDAVIT PURSUANT TO RULE 3129

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date: 5/23/22

By: 

KML LAW GROUP, P.C.

- Michael McKeever Pa. ID 56129
- Lisa Lee Pa. ID 78020
- Kristina G. Murtha ID 61858
- Brian C. Nicholas Pa. ID 317240
- Caitlin M. Donnelly Pa. ID 311403
- Rebecca A. Solarz Pa. ID 315936
- Ujala Aftab Pa. ID 312289
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

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

FILED
PROTHONOTARY

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

2022 MAY 27 AM 11:12

Plaintiff

CLERK OF COURTS (PRO)
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

vs.

CIVIL ACTION - LAW

CLARA L. BOWMAN
HOWARD W. BOWMAN JR.
Mortgagor(s) and Record Owner(s)
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven
Creek Road
Benton, PA 17814

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

2022 - EP - 38

Defendant(s)

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
 Kristina G. Murtha ID 61858
 Brian C. Nicholas Pa. ID 317240
 Caitlin M. Donnelly Pa. ID 311403
 Rebecca A. Solarz Pa. ID 315936
 Ujala Aftab Pa. ID 312289
 J. Eric Kishbaugh Pa. ID 33078
 Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
 Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

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

FILED
PROTHONOTARY
2022 MAY 27 A 11:12

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

Plaintiff

vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN JR.
Mortgagor(s) and Record Owner(s)
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven
Creek Road
Benton, PA 17814

Defendant(s)

CLERK OF COURTS
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

By: 

KML LAW GROUP, P.C.

- Michael McKeever Pa. ID 56129
- Lisa Lee Pa. ID 78020
- Kristina G. Murtha ID 61858
- Brian C. Nicholas Pa. ID 317240
- Caitlin M. Donnelly Pa. ID 311403
- Rebecca A. Solarz Pa. ID 315936
- Ujala Aftab Pa. ID 312289
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2016-CV-1401

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

IMPROVEMENTS consist of a residential dwelling.

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

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

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

ATTORNEY: KML Law Group, P.C.

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

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

Plaintiff

vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN JR.
Mortgagor(s) and Record Owner(s)
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven
Creek Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

**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
- Kristina G. Murtha ID 61858
- Brian C. Nicholas Pa. ID 317240
- Caitlin M. Donnelly Pa. ID 311403
- Rebecca A. Solarz Pa. ID 315936
- Ujala Aftab Pa. ID 312289
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

KML LAW GROUP, P.C.

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

May 19, 2022

RE: Docket # 2016-CV-1401

ATTENTION: Columbia County Sheriff

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

CLARA L. BOWMAN and HOWARD W. BOWMAN JR.

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

Document Receipt

Trans # 18963 Carrier / service: USPS Server First-Class Mail® 5/27/2022 12:00:00 AM

Ship to:

CITRUS ENERGY CORP
SUITE 203

399 PERRY STREET

Tracking #: 71901140006000183748
Doc Ref #: 2022ED38
Postage 5.8600

CASTLE ROCK CO 80104

Document Receipt

Trans # 18962 Carrier / service: USPS Server First-Class Mail® 5/27/2022 12:00:00 AM

Ship to:

LIRA RESOURCES LTD
701 EAST 2ND AVENUE

Tracking #: 71901140006000183731
Doc Ref #: 2022ED38
Postage 5.8600

NIXON TX 78140

Document Receipt

Trans # 18961 Carrier / service: USPS Server First-Class Mail® 5/27/2022 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000183724

Doc Ref #: 2022ED38

Postage 5.8600

KING OF PRUSSIA PA 19406

Document Receipt

Trans #	18962	Carrier / service:	USPS Server	First-Class Mail®	5/27/2022 12:00:00 AM
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Ship to:

LIRA RESOURCES LTD

701 EAST 2ND AVENUE

NIXON TX 78140

Tracking #: 71901140006000183731

Doc Ref #: 2022ED38

Postage 5.8600

Document Receipt

Trans # 18961 Carrier / service: USPS Server First-Class Mail® 5/27/2022 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000183724
Doc Ref #: 2022ED38
Postage 5.8600

KING OF PRUSSIA PA 19406

Document Receipt

Trans #	18961	Carrier / service:	USPS Server	First-Class Mail®	5/27/2022 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000183724

Doc Ref #: 2022ED38

Postage 5.8600

KING OF PRUSSIA PA 19406

Document Receipt

Trans #	18960	Carrier / service:	USPS Server	First-Class Mail®	5/27/2022 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000183717

Doc Ref #: 2022ED38

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18960 Carrier / service: USPS Server First-Class Mail® 5/27/2022 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000183717

Doc Ref #: 2022ED38

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18959 Carrier / service: USPS Server First-Class Mail® 5/27/2022 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE

1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000183700

Doc Ref #: 2022ED38

Postage 5.8600

PITTSBURGH PA 15222-4002

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



71901140006000183748

399 PERRY STREET
CITRUS ENERGY CORP
SUITE 203

CASTLE ROCK CO 80104

KML Law Group, P.C.

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

BAYVIEW LOAN SERVICING, LLC

4425 Ponce Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN

HOWARD W. BOWMAN JR.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2022-ED-38

Docket No. 2016-CV-1401

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house at 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on July 27th 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by BAYVIEW LOAN SERVICING, LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

161570

KML LAW GROUP, P.C.

SUITE 5000

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

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff of Columbia County
Sheriff's Office PO Box 380
Bloomsburg, PA 17815

Memo: BOWMAN; 161570FC

Firsttrust Bank
3-7380/2360

954811

May 25, 2022

\$ 1350.00

Dollars

Mortgage Cash Account Void After 180 Days



⑆954811⑆ ⑆23607380⑆ ⑆8000082795⑆