

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

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
09/25/2024	Advance Fee	Advance Fee	984302	\$0.00	\$2,000.00
09/25/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/25/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/25/2024	Crying Sale			\$10.00	\$0.00
09/25/2024	Docketing			\$15.00	\$0.00
09/25/2024	Levy			\$15.00	\$0.00
09/25/2024	Mailing Costs			\$54.00	\$0.00
09/25/2024	Posting Handbill			\$15.00	\$0.00
09/25/2024	Press Enterprise Inc.			\$1,621.40	\$0.00
09/25/2024	Sheriff Automation Fund			\$50.00	\$0.00
09/25/2024	Web Posting			\$100.00	\$0.00
01/27/2025	Service			\$225.00	\$0.00
01/27/2025	Service Mileage			\$40.00	\$0.00
01/27/2025	Copies			\$7.50	\$0.00
01/27/2025	Notary Fee			\$15.00	\$0.00
01/27/2025	Tax Claim Search			\$15.00	\$0.00
01/27/2025	Surcharge			\$60.00	\$0.00
01/28/2025	Continued or Cancelled Sale	Postponed to: 3/19/2025		\$10.00	\$0.00
03/18/2025	Continued or Cancelled Sale	Postponed to: 5/14/2025		\$10.00	\$0.00
				\$2,295.40	\$2,000.00

TOTAL BALANCE:	\$(295.40)
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Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

May 2, 2025

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust

vs.

CLARA L. BOWMAN and HOWARD W. BOWMAN JR.

No. 2016-CV-1401/2022-ED-38/2022-ED-67/2024-ED-81

KML File#: 161570FC

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

Sheriff's Sale Date: May 14, 2025

Sale No.

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for May 14, 2025 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
BAYVIEW LOAN SERVICING LLC

vs.

Defendant
CLARA BOWMAN
HOWARD BOWMAN

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

Sheriff's Sale Date: Wednesday, January 29, 2025
Sale Number: 2024ED81
Writ of Execution No. : 2016CV1401
Advance Sheriff Costs: \$2,000.00

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

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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,621.40
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Total Sheriff Costs \$2,520.40

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,592.15

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

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

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee
For VRMTG Asset Trust**
75 Beattie Place
Suite 300
Greenville, SC 29601

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-1401/2022-ED-38/2022-ED-67/2024-
ED-81

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF’S SALE

The Sheriff’s Sale scheduled for March 19, 2025 at 9:00 AM in the above matter has been continued until **May 14, 2025 at 9:00 AM.**

Date: 3/13/2025

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

- _____ Michael McKeever Pa. ID 56129
- _____ Caitlin M. Donnelly Pa. ID 311403
- _____ J. Eric Kishbaugh Pa. ID 33078
- _____ Stephanie A. Walczak Pa. ID 320431
- _____ Geraldine M. Linn Pa. ID 83351
- _____ Michael P. Farrington Pa. ID 329636
- _____ Danielle DiLeva Pa. ID 328955
- _____ Sean M. Duffy Pa. ID 311495
- _____ Frank J. Keenan, Pa ID 72278
- _____ Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

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

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee
For VRMTG Asset Trust**

Plaintiff

vs.

**CLARA L. BOWMAN
HOWARD W. BOWMAN JR.**
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401/2022-ED-38/2022-ED-67/2024-
ED-81

SALE NO.

CERTIFICATE OF FILING AND SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

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

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

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County, PO Box 380,
Bloomsburg, PA 17815
(via e-filing, if applicable)

Date: 3/13/2025

KML Law Group, P.C.



Melissa Lucas
Legal Assistant

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

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee For
VRMTG Asset Trust**
75 Beattie Place
Suite 300
Greenville, SC 29601

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

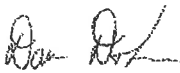
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401/2022-ED-38/2022-ED-
67/2024-ED-81

**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

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML LAW GROUP, P.C.
ATTORNEYS AT LAW **Sale No.**

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

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

March 11, 2025

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
vs.
CLARA L. BOWMAN and HOWARD W. BOWMAN JR.
No. 2016-CV-1401/2022-ED-38/2022-ED-67/2024-ED-81
KML File#: 161570FC

**Property Address: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek
Road, Benton, PA 17814**
Sheriff's Sale Date: March 19, 2025
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 19, 2025
to May 14, 2025. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

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

Charles Laputka Esq. - 1344 West Hamilton Street, Allentown, PA 18102

Bankruptcy Information: Chapter 13, Case Number #25-00226, Filing Date: 01/28/2025

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

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee
For VRMTG Asset Trust**
75 Beattie Place
Suite 300
Greenville, SC 29601

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-1401/2022-ED-38/2022-ED-67/2024-
ED-81


SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF’S SALE

The Sheriff’s Sale scheduled for January 29, 2025 at 9:00 AM in the above matter has been continued until **March 19, 2025 at 9:00 AM.**

Date: 2/3/2025

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636
- Danielle DiLeva Pa. ID 328955
- Sean M. Duffy Pa. ID 311495
- Frank J. Keenan, Pa ID 72278
- Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

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

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee
For VRMTG Asset Trust**

Plaintiff

vs.

**CLARA L. BOWMAN
HOWARD W. BOWMAN JR.**
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401/2022-ED-38/2022-ED-67/2024-
ED-81

SALE NO.

CERTIFICATE OF FILING AND SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff’s Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

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

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

SHERIFF OF COLUMBIA COUNTY
Sheriff’s Office, PO Box 380, Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County, PO Box 380,
Bloomsburg, PA 17815
(via e-filing, if applicable)

Date: 2/4/25

KML Law Group, P.C.



____ Melissa Lucas
Legal Assistant

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

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee For
VRMTG Asset Trust**
75 Beattie Place
Suite 300
Greenville, SC 29601

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-1401/2022-ED-38/2022-ED-
67/2024-ED-81

**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
____ Caitlin M. Donnelly Pa. ID 311403
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 Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

Ad Text: Bowman Sale
Date(s) Published: 01/08/2025, 01/15/2025, 01/22/2025

Sworn and subscribed to before me
this 29 day of January 20 25.

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 65,500 unique visitors to our website monthly.

MISSED PAPER?
Call our Customer Service Team at 570-784-2131, option 1 by 10am

PLACING CLASSIFIED ADS
e-mail: classifieds@presenterprisonline.com
online: presenterprisonline.com
Call Mon.-Fri. 8:30am-4:00pm 570-784-6151

MONDAY MARKETPLACE ADS
IT'S FREE to advertise your merchandise under \$100!
Must Submit Online: presenterprisonline.com
Call Mon.-Fri. 8:30am-4:00pm 570-784-6151
1. click CLASSIFIEDS + 2. click PLACE AN AD + 3. fill in your info!

DRIVE-THRU HOURS:
8:00am - 3:00pm
Our Drop-Off Box at the Drive-Thru is available 24/7
For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV506

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 www.bid4assets.com/ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025
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.

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, BLOOMSBURG, AND DESCRIBED AS FOLLOWS: THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS, ON THE SOUTH BY THE PENNSYLVANIA CANAL, ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINTD AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE CANAL THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF SAID JOHN ADAMS, EXTENDING AND BEING ON LINE OF LAND OF M.H. RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF M.H. RHODES, THENCE BY EXTENDED, BEING LAND OWNED BY SAID M.H. RHODES, THENCE BY THE SAME IN A NORTHERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M. GROTZ, THENCE IN A NORTHEASTLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND M.H. RHODES THENCE BY THE SAME IN A SOUTHEASTLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING, ALSO KNOWN AS 462 S. 8th St., Bloomsburg, PA 17815

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05 E 02 167 000 00

Seized and taken into execution to be sold as the property of JAY C. FENSTERMAKER in suit of FENSTERMAKER in suit of MORTGAGE ASSETS MANAGEMENT, 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 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: TIMOTHY CHAMBERLAIN, Sheriff PCN & EISENBERG, PC Columbia County, Pennsylvania WARRINGTON, PA 1-216-672-8111

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV506

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 www.bid4assets.com/ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025
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 lot of ground situated on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the south side of said Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Meuzer; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Grant in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING.

PROPERTY ADDRESS: 308 W 3rd St. BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05W04 26200000

Seized and taken into execution to be sold as the property of MASON BABB in suit of LAKEVIEW LOAN SERVICING LL.

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 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: TIMOTHY CHAMBERLAIN, Sheriff BRICK & SCOTT PLLC Columbia County, Pennsylvania KING OF PRUSSIA, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1601

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 www.bid4assets.com/ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025
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 Mary M. Campbell and Stephen Hopkins it being the northeast corner of the land hereinafter conveyed; and THENCE running along the westerly line of land now or formerly of said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northeast line of land now or formerly of Howard and Dolores J. Myers; THENCE running along the northerly line of land now or formerly of said Myers, in a westerly direction 48 feet to a stake corner set in the northeast 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 easterly line of land now or formerly of Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 451 feet to a stone corner located at the place of beginning, CONTAINING approximately 5.53 acres of land.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 32-10-014-02-00

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 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: TIMOTHY CHAMBERLAIN, Sheriff PCN & EISENBERG, PC Columbia County, Pennsylvania PHILADELPHIA, PA 1-610-662-4798

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV490

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 www.bid4assets.com/ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN property situated in the Township of Soot, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31 1810600000 / 31 1810600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY REIC, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIRS OF ROBERT REIC, DECEASED, UNKNOWN SURVIVING HEIRS OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of US BANK TRUST NATIONAL ASSOC.

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 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: TIMOTHY CHAMBERLAIN, Sheriff LADAKI UNDRATO AND FEDERMAN LLP Columbia County, Pennsylvania NORTH WALES, PA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1704

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 www.bid4assets.com/ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025
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 lot of ground situate in the Village of Millifville, Township of Millin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

PROPERTY ADDRESS: 326 E 3RD STREET, MILLIFVILLE, PA 18631
UPI / TAX PARCEL NUMBER: 2305B0280000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC.

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: TIMOTHY CHAMBERLAIN, Sheriff HALL WALKER LLP Columbia County, Pennsylvania YARDLEY, PA

WANTED: MP Metals
Clean Copper \$3.40 to \$2.85
Clean Brass \$2.25 to \$1.90
Cans - 60
Clean Alum. 50
Stainless 25
Tin, Steel, Iron & Cars \$6.00
Industrial Roll Off Service
Monday-Friday 8am-4pm
Saturdays 8am-12pm
570-750-2579
Rt. 11 Berwick

Public Notices
HEARING NOTICE
The North Centre Township Supervisors will hold a public hearing on February 10th, 2025 at the Township Building, 1559 State Route 93, Berwick, PA at 7:00 pm. The hearing will be for Ordinance 2025-01, an ordinance to increase the Supervisors Compensation to a total of \$3,145 annually. A copy of the full ordinance is available for review at the Township Office Wednesday and Thursday 9 a.m. - 1 p.m.

Jobs
Full time or Seasonal
CDL TRUCK DRIVER
Class A, Home most nights of the week/ flexible work schedule. Can pay 25% of the cost of a truck. If interested call job at 570-380-4407
NEW TODAY
Healthcare
NORTHEASTERN HOME CARE
Now Hiring Caregivers ALL AREAS
570-353-2436
General
Center for Schools and Communities
PROJECT SPECIALIST
Camp Hill PA
Full Time Benefits
Apply online at caschools.net
Closing Date: 1/22/25, EOE
Work Wanted
TIP TRAILER PARTS FOR JUNK VEHICLES, HEAVY EQUIPMENT, Happy Trail Tractor Sales
Call 570-700-2020
AA-1 ALL CARPENTRY
Interior and exterior work, deck, etc. 570-644-4227
BUYING JUNK CARS
Removal Towing 570-644-4227
BUYING JUNK VEHICLES
Happy Bloomberg Area
Wesley 759-9797
TIM TODD HAULING
Brush, apps, TVs, tires, etc. trailer hauls, hauling, etc. Call 570-407-8888
570-394-1255
Home Improvement
From set up to clean up, Remodel, Repair, Renovate
Additions & Construction
Free estimates/insured
570-847-1664

Public Notices
INVITATION TO BID
The Columbia County Board of Commissioners and the Columbia County Redevelopment Authority are requesting proposals for a qualified environmental professional or firm to assist the Authority with conducting asbestos, lead paint and mold inspections on 20-30 properties/projects within Columbia County. Complete proposal details, including the required proposal format, may be obtained by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-394-4200, or b.rubio@ccra.org.

Public Notices
INVITATION TO BID
The Columbia County Board of Commissioners and the Columbia County Redevelopment Authority are requesting proposals for a qualified environmental professional or firm to assist the Authority with conducting asbestos, lead paint and mold inspections on 20-30 properties/projects within Columbia County. Complete proposal details, including the required proposal format, may be obtained by contacting Betsy Rubio, Deputy Executive Director at the Columbia County Redevelopment Authority, 570-394-4200, or b.rubio@ccra.org.

Attorney Services
BANKRUPTCY
Chapter 7 - 13
Local Attorney & Service
TAMBERLIN LAW PC
570-752-6200
tam@tamberlinlaw.com
Free For Free
FREE: Punched Blue Book
Coonhound, Man, Dog
Shoes, 4 times a day
Call/text 570-380-4594
Selling a Car?
Call 570-784-6151

Want a Photo in Your Ad?
Call 570-784-6151

Check Out Our Online Classifieds at www.presidentprisonline.com

KML LAW GROUP, P.C.
ATTORNEYS AT LAW **Sale No.**

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

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

January 28, 2025

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
vs.
CLARA L. BOWMAN and HOWARD W. BOWMAN JR.
No. 2016-CV-1401/2022-ED-38/2022-ED-67/2024-ED-81
KML File#: 161570FC

**Property Address: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek
Road, Benton, PA 17814**
Sheriff's Sale Date: January 29, 2025
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 29, 2025
to March 19, 2025. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

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

Charles Laputka Esq. - 1344 West Hamilton Street, Allentown, PA 18102

Bankruptcy Information: Chapter 13, Case Number #25-00226, Filing Date: 01/28/2025



January 28, 2025

VIA FACSIMILE – 570/389-5625

Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

**RE: Nationstar Mortgage vs. Clara & Howard Bowman
Columbia County CCP Case # 2016-CV-1401
Property Address: 1332 C Upper Raven Creek Rd, Benton, PA**

Dear Sir/Madam:

Enclosed please find a Chapter 13 Notice of Bankruptcy Filing in relation to the above-referenced sheriff sale scheduled for Wednesday, January 29, 2025. As such, the sale is stayed by 11 USC Section 362 as the property scheduled for sale is property of the debtor's estate.

If you have any questions, please feel free to contact me immediately. If I do not hear from you, I will assume the sale has been removed from the list pursuant to the United States Bankruptcy code.

Thank you for your anticipated cooperation.

Very truly yours,



Jennifer Borger, Paralegal

Enclosure

CC: KML Law Group – **VIA FACSIMILE – (215) 627-7734**

**United States Bankruptcy Court
Middle District of Pennsylvania**

Notice of Bankruptcy Case Filing



A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 01/28/2025 at 2:44 PM and filed on 01/28/2025.

Clara Lucille Bowman
1332 C Upper Raven Creek Rd
Benton, PA 17814-0000
SSN / ITIN: xxx-xx-8787

The case was filed by the debtor's attorney:

Charles Laputka
Laputka Law Offices
1344 West Hamilton Street
Allentown, PA 18102
6104770155

The case was assigned case number 5:25-bk-00226.

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

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

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

Seth F. Eisenberg
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
01/28/2025 14:45:19			
PACER Login:	claputka	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:25-bk-00226
Billable Pages:	1	Cost:	0.10

140-16
81-24

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>514.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1621.40</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1921.40</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>15.00</u>
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>
MISC.		\$ _____
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2597.15

2000.00

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 10/01/2024

Account: **3994**
Name: **tchamberlain@columbiapa.org**
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone:

Ad ID: **191190**
Description: **Bowman Sale**
Run Dates: **01/08/2025 - 01/22/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **732**
Lines: **85**
Agate Lines: **228**
Depth: **9.44**
Blind Box:

Total Ad Cost \$1,621.40
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost *
Press Enterprise - Class	01/08/2025	01/22/2025	3	1,621.40

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee
For VRMTG Asset Trust**

75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

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

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

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2016-CV-1401/2022-ED-38/2022-ED-
67/2024-ED-81

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:

US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee
For VRMTG Asset Trust

ATTORNEY FOR PLAINTIFF:

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

S
161570

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

161570FC
Sale Date: 01/29/2025
\$108,122.24

**US Bank Trust National Association, Not In Its
Individual Capacity But Solely As Owner Trustee For
VRMTG Asset Trust**

Plaintiff

vs.

**CLARA L. BOWMAN
HOWARD W. BOWMAN JR.**
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401/2022-ED-38/2022-ED-67/2024-ED-
81

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

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

- Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

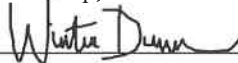
- Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Published in accordance with court order by the Sheriff. Copy of publication is in the Sheriff's file.

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: 01/16/2025

KML Law Group, P.C.



Winter Dunn
Legal Assistant

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

SHERIFF'S RETURN OF SERVICE

10/02/2024 03:04 PM - DEPUTY MICHAEL TKACH, 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 RACHEL BOWMAN DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLARA BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 2024

NOTARY

Affirmed and subscribed to before me this

16TH day of DECEMBER, 2024

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2016CV1401

SHERIFF'S RETURN OF SERVICE

10/02/2024 03:04 PM - DEPUTY MICHAEL TKACH, 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 RACHEL BOWMAN - DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOWARD BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 2024

NOTARY

Affirmed and subscribed to before me this

16TH day of DECEMBER, 2024

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

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
December 23, 2024



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
20	1095959	2396834984	PENNSYLVANIA HOUSING FINANCE AGENCY 211 North Front Street P.O Box 15530 Harrisburg, PA 17101	\$0.970	\$0.65
29	1095956	2396834993	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.970	\$0.65
33	1095953	2396834997	CITRUS ENERGY CORPORATION 399 Perry Street Suite 203 Castle Rock, CO 80104	\$0.970	\$0.65
38	1095957	2396835002	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.970	\$0.65

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
December 23, 2024



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
40	1095960	2396835004	TENANTS/OCCUPANTS 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road Benton, PA 17814	\$0.970	\$0.65

49	1095955	2396835181	LIRAH RESOURCES, LTD 701 East 2nd Avenue Nixon, TX 78140	\$0.970	\$0.65
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55	1095958	2396835187	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.970	\$0.65
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HARRISBURG, PA 17128-1230

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
75 Beattie Place
Suite 300
Greenville, SC 29601

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
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-1401/2022-ED-38/2022-ED-67/2024-ED-81

AFFIDAVIT PURSUANT TO RULE 3129

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth 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 or may be 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

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 or may have 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 or may have 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 does or may have an 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

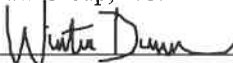
LIRAH RESOURCES, LTD
701 East 2nd Avenue
Nixon, TX 78140

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.

DATED: 01/16/2025

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@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

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

75 Beattie Place
Suite 300
Greenville, SC 29601

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-1401/2022-ED-38/2022-ED-
67/2024-ED-81

**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

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

Finished Bulk Print

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

SHERIFF'S RETURN OF SERVICE

12/16/2024 12:04 PM - DEPUTY JONATHAN BROADT, 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.



JONATHAN BROADT, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 2024

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

16TH day of DECEMBER, 2024



Sarah Jane Klingaman

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



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:	81
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 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:	12/16/24	Time:	1204
Deputy:	9	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

KML LAW GROUP, P.C.

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

November 19, 2024

ATTENTION: Columbia County Sheriff

RE:

**RE: US Bank Trust National Association, Not In Its Individual Capacity But Solely As
Owner Trustee For VRMTG Asset Trust**

vs.

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

No. 2016-CV-1401 / 2022-ED-38 / 2022-ED-67

KML File #: 161570FC

Please find attached our request for service of the Notice of Sale. Please deduct Service fees for Columbia County from the Sheriff Sale Deposit previously provided. Also we have included a self-addressed envelope enclosed for a copy of the Sheriff Service Return to be returned to us.

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

KML LAW GROUP, P.C.,

Briana Diaz,

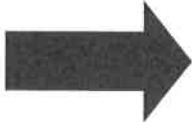
bdiaz@kmlawgroup.com

Main: (215) 627-1322

Direct: (215) 825-6452

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ US Bank Trust National Association, Not In Its Individual Capacity But <i>Solely As Owner Trustee For VRMTG Asset Trust</i>	COURT NUMBER 2016-CV-1401 / 2022-ED-38 / 2022-ED-67	
DEFENDANT/S/ CLARA L. BOWMAN and HOWARD W. BOWMAN JR.	TYPE OF WRIT OR COMPLAINT NOTICE OF SALE	

SERVE  AT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CLARA L. BOWMAN</td> </tr> <tr> <td style="padding: 5px;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814</td> </tr> </table>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CLARA L. BOWMAN	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CLARA L. BOWMAN			
ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814			

<p>SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:</p> <p style="text-align: center;">PLEASE SERVE NOTICE OF SALE ON DEFENDANT PERSONALLY OR PERSON IN CHARGE</p>

SIGNATURE OF ATTORNEY <p style="text-align: center;"><i>Michael T. McKeever</i></p>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE November 19, 2024
----------------------------------------------------------------------------------------	---------------------------------------------------------------------	---------------------------

ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 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

**US Bank Trust National Association, Not In Its Individual Capacity
But Solely As Owner Trustee For VRMTG Asset Trust**

75 Beattie Place
Suite 300
Greenville, SC 29601

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 / 2022-ED-38 / 2022-ED-67

**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, January 29, 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$108,122.24 obtained by US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 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 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, 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.**

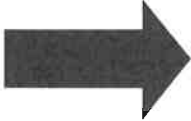
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value 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 DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ US Bank Trust National Association, Not In Its Individual Capacity But <i>Solely As Owner Trustee For VRMTG Asset Trust</i>		COURT NUMBER 2016-CV-1401 / 2022-ED-38 / 2022-ED-67
DEFENDANT/S/ CLARA L. BOWMAN and HOWARD W. BOWMAN JR.		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

SERVE  AT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE HOWARD W. BOWMAN JR.</td> </tr> <tr> <td style="padding: 5px;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814</td> </tr> </table>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE HOWARD W. BOWMAN JR.	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814
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SIGNATURE OF ATTORNEY <p style="text-align: center;"><i>Michael T. McKeever</i></p>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE November 19, 2024
--------------------------------------------------------------------------------------------	---------------------------------------------------------------------	---------------------------

ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 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

**US Bank Trust National Association, Not In Its Individual Capacity
But Solely As Owner Trustee For VRMTG Asset Trust**

75 Beattie Place
Suite 300
Greenville, SC 29601

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 / 2022-ED-38 / 2022-ED-67

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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

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AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

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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.
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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

Finished Bulk Print

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:	81
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/29/2025 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:	Def		
Date:	10/4/24	Time:	12:19
Deputy:	5	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:

-
-
-
-
-
-

LOCKARD, SHIRLEY E.

2016CV1401

541 CAMP LAVIGNE 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.
CLARA BOWMAN (et al.)

Case Number
2016CV1401

SHERIFF'S RETURN OF SERVICE

10/02/2024 03:04 PM - DEPUTY MICHAEL TKACH, 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 RACHEL BOWMAN - DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOWARD BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 03, 2024

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

3RD day of OCTOBER, 2024

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



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

Case Number
2016CV1401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	81
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	Rachel Bowman		
Relation:	Daughter		
Date:	10/2/24	Time:	15:04
Deputy:	5	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.
CLARA BOWMAN (et al.)

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2016CV1401

SHERIFF'S RETURN OF SERVICE

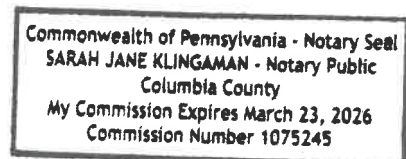
10/02/2024 03:04 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RACHEL BOWMAN DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLARA BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 03, 2024



NOTARY

Affirmed and subscribed to before me this

3RD day of OCTOBER, 2024

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



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

Case Number
2016CV1401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	81
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Rachel Bowman		
Relation:	Daughter		
Date:	10/2/24	Time:	15:04
Deputy:	5	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, CLARA

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:	81
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
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:	Rachel Bowman		
Relation:	Occupant		
Date:	10/2/24	Time:	15:04
Deputy:	5	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:	81
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 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:	Julie Klinger		
Relation:	Clerk		
Date:	9-30-24	Time:	1241
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. _____

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
2016CV1401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	81
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	9-30-24	Time:	1238
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. _____

COLUMBIA COUNTY TAX C

2016CV1401

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

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 / 2022-ED-38 / 2022-ED-67

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2024 - ED - 81

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 <i>at per diem rate of \$11.67</i>	_____
-------------------------------------------------------------------------------------------------	-------

(Costs to be added)	_____
---------------------	-------

Dated: 9/12/2024

Stephanie Stroup
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy David Adams

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

Sugarloaf Twp

Bowman

REAL ESTATE OUTLINE

ED # 2024 ED 81

DATE RECEIVED 9-13-2024
DOCKET AND INDEX 2016 CV 1401

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u>X</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1, 350.00 OR <u>2,000.00</u>	<u>X</u>

CK# 984302

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

SALE DATE Jan 29, 2025 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8 2025</u>
2 ND WEEK	<u>Jan. 15 2025</u>
3 RD WEEK	<u>Jan. 22 2025</u>

\$ 108,122.24

Poster
bowman 2

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.

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

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

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

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

RECEIVED: 9/12/2024
FILED OF RECORD:
Prothonotary, Bloomsburg, PA

NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

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 / 2022-ED-38 / 2022-ED-67

2024-ED-81

AFFIDAVIT PURSUANT TO RULE 3129

NATIONSTAR MORTGAGE 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:

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

y 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: 9/10/24

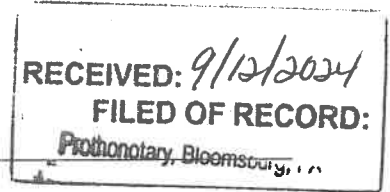


By: _____
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Michael P. Farrington Pa. ID 329636
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML Law Group, P.C.

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



NATIONSTAR MORTGAGE LLC

8950 Cypress Waters Boulevard
Coppell, TX 75019

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 / 2022-ED-38 / 2022-ED-67

2024 - ED - 81

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 **at www.bid4assets.com/ColumbiaPASheriffSales** to enforce the court judgment of \$108,122.24 obtained by NATIONSTAR MORTGAGE 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 NATIONSTAR MORTGAGE 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).

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

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: September 25, 2024

Re: Sheriffs Sale Advertising Dates

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

No. 1401 of 2016 J.D. and No. 81 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	January 8th 2025
2 nd Week	January 15th 2025
3 rd Week	January 22nd 2025

SALE DATE: **January 29th 2025 @ 9:00 a.m**

I will expose the following described property at public sale at ww.bid4assets.com/ColumbiaPASheriffSales

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

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 www.bid4assets.com/ColumbiaPASheriffSales on:

WEDNESDAY, JANUARY 29, 2025
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: 32-10-014-02-00

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

(c) CountySuite Sheriff, Teleosoft, Inc.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

September 10, 2024

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:
NATIONSTAR MORTGAGE LLC
vs.
CLARA L. BOWMAN and HOWARD W. BOWMAN JR.
No. 2016-CV-1401 / 2022-ED-38 / 2022-ED-67
KML File#: 161570FC

Kindly issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

Please also return a copy of the enclosed pleadings with your time stamp affixed thereto in the stamped, self-addressed envelope enclosed for this purpose.

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

KML LAW GROUP, P.C.,

Judgment Department
Judgment@kmlgroup.com

Bid 4 Asssts. com / Columbia PA Sheriff Sales

KML Law Group, P.C.

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

RECEIVED: 9/12/2024
FILED OF RECORD:
Prothonotary, Bloomsburg, PA

NATIONSTAR MORTGAGE LLC

8950 Cypress Waters Boulevard
Coppell, TX 75019

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 / 2022-ED-38 / 2022-ED-67

2024 -ED -81

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 , at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by NATIONSTAR MORTGAGE 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 NATIONSTAR MORTGAGE 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

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

RECEIVED: 9/12/2024
FILED OF RECORD:
Prothonotary, Bloomsburg, PA

NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019
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 / 2022-ED-38 / 2022-ED-67

2024 - ED - 81

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
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Michael P. Farrington Pa. ID 329636
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
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RECEIVED: 9/12/2024
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Defendant(s)

IN THE COURT OF COMMON PLEAS
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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401 / 2022-ED-38 / 2022-ED-67

2024 - ED - 81

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
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
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____ Frank J. Keenan, Pa ID 72278
____ Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

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.

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

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

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

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

RECEIVED: 9/12/2021
FILED OF RECORD:
Prothonotary, Bloomsburg, PA

NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

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 / 2022-ED-38 / 2022-ED-67

**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

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ NATIONSTAR MORTGAGE LLC		COURT NUMBER 2016-CV-1401 / 2022-ED-38 / 2022-ED-67	
DEFENDANT/S/ CLARA L. BOWMAN and HOWARD W. BOWMAN JR.		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CLARA L. BOWMAN & HOWARD W. BOWMAN JR.		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 (Township of Sugarloaf)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.		TELEPHONE NUMBER (215) 627-1322	DATE September 10, 2024
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

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

September 10, 2024

RE: Docket # 2016-CV-1401 / 2022-ED-38 / 2022-ED-67

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

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

IN RE:

CLARA LUCILLE BOWMAN

Debtor 1

Chapter: 13

Case No.: 5:23-00907-MJC

**JACK N. ZAHAROPOULOS
CHAPTER 13 TRUSTEE**

vs.

Movant(s)

CLARA LUCILLE BOWMAN

Respondent(s)

ORDER DISMISSING CASE

Upon consideration of the Trustee's Certificate of Default of Stipulation in settlement of the Trustee's prior Motion to Dismiss Case for Material Default, Dkt. # 61, and it having been determined that this case should be dismissed,

IT IS ORDERED that the above-named case of the debtor be and it is hereby dismissed.

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

By the Court,



Mark J. Conway, Bankruptcy Judge
Dated: September 2, 2024

Notice Recipients

District/Off: 0314-5
Case: 5:23-bk-00907-MJC

User: AutoDocketer
Form ID: pdf010

Date Created: 9/3/2024
Total: 20

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustpreion03.ha.ecf@usdoj.gov
tr	Jack N Zaharopoulos	info@pamd13trustee.com
aty	Brent J Lemon	blemon@kmlawgroup.com
aty	Charles Laputka	claputka@laputkalaw.com
aty	Denise E. Carlon	bkgroup@kmlawgroup.com
aty	Katie Housman	khousman@pkh.com
aty	Leon P Haller	lhaller@pkh.com

TOTAL: 7

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Clara Lucille Bowman	1332 C Upper Raven Creek Rd	Benton, PA 17814	
cr	Pennsylvania Housing Finance Agency-HEMAP, d/b/a PHFA	211 North Front Street	Harrisburg, PA	
		17101		
cr	US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust	c/o McCalla Raymer Leibert Pierce, LLC	Bankruptcy Department	1544 Old Alabama Road Roswell, GA 30076
5540087	Howard W. Bowman, Jr.	1332 C Upper Raven Creek Road	Benton, PA 17814	
5536770	KML Law Group, P.C.	701 Market Street, Suite 5000	Philadelphia, PA 19106	
5551459	Nationstar Mortgage LLC	Attn: Bankruptcy Department	P.O. Box 619096	Dallas, TX 75261-9741
5536771	Nationstar d/b/a Mr. Cooper	PO Box 199111	Dallas, TX 75235	
5540086	PHFA	211 North Front St	Harrisburg, PA 17111	
5549025	Pennsylvania Housing Finance Agency/HEMAP	211 North Front Street	PO BOX 15206	Harrisburg, PA 17105
5536772	Secretary of Housing & Urban Devel.	451 Seventh Street SW	Washington, DC 20410-8000	
5590172	US Bank Trust National Association	c/o Shellpoint Mortgage Servicing	P.O. Box 10826	Greenville, SC 29603-0675
5590173	US Bank Trust National Association	c/o Shellpoint Mortgage Servicing	P.O. Box 10826	Greenville, SC 29603-0675
5592453	US Bank Trust National Association, Not In Its LLC	Bankruptcy Department	c/o MCCALLA RAYMER LEIBERT PIERCE, 1544 Old Alabama Rd	Roswell, GA 30076

TOTAL: 13

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC
Plaintiff

vs.

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

NO. 2016-CV-1401 / 2022-ED-38 / 2022-ED-67

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://scra.dmdc.osd.mil/>) for the following individual(s):

CLARA L. BOWMAN

HOWARD W. BOWMAN JR.

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.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

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 9/10/24

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129
 Caitlin M. Donnelly Pa. ID 311403
 J. Eric Kishbaugh Pa. ID 33078
 Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
 Danielle DiLeva Pa. ID 328955
 Sean M. Duffy Pa. ID 311495
 Frank J. Keenan, Pa ID 72278
 Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



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

SSN: [REDACTED]
 Birth Date: [REDACTED]
 Last Name: BOWMAN
 First Name: CLARA
 Middle Name: L
 Status As Of: Sep-10-2024
 Certificate ID: GRSSNFKX5PCMKND

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space 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.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, 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. § 3901 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 (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. 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. § 3921(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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



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

SSN: [REDACTED]
 Birth Date:
 Last Name: BOWMAN
 First Name: CLARA
 Middle Name:
 Status As Of: Sep-10-2024
 Certificate ID: Y6MXDW6BS0QS7HX

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space 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.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

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



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

SSN: [REDACTED]
 Birth Date:
 Last Name: BOWMAN
 First Name: HOWARD
 Middle Name:
 Status As Of: Sep-10-2024
 Certificate ID: 5PY41KVHYT03BHX

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space 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.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

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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).

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

SSN: [REDACTED]
 Birth Date:
 Last Name: BOWMAN JR
 First Name: HOWARD
 Middle Name:
 Status As Of: Sep-10-2024
 Certificate ID: HFLF98YSCQYJ8Y6

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space 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.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, 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. § 3901 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 (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. 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. § 3921(c).

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

SSN: [REDACTED]
 Birth Date:
 Last Name: BOWMAN
 First Name: HOWARD
 Middle Name: W
 Status As Of: Sep-10-2024
 Certificate ID: 0KH520T7GK06RY6

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space 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.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

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

SSN: [REDACTED]
 Birth Date:
 Last Name: BOWMAN JR
 First Name: HOWARD
 Middle Name: W
 Status As Of: Sep-10-2024
 Certificate ID: 10JDLJ3420J3CZR

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

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

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Coverage Under the SCRA is Broader in Some Cases

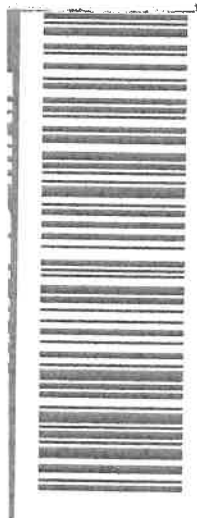
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US POSTAGE  PITNEY BOW
ZIP 17815 \$ 009.64
02 4W
0000379331 SEP. 26. 2024



TE 8584 4280 0275 0710 6956

Citrus Energy Corporation
399 Perry Street
Suite 203
Castle Rock
NIXIE

0010/16/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

085051847340108
7814038890390
0015588090107255

UNC BC: 17815038080 *0519-03447-26-42

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

NIXIE 782 DE 1 0010/16/24

LTRA Resources LTD.
20 701 East 2nd Avenue
Nixon, TX 78140

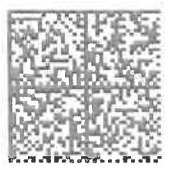
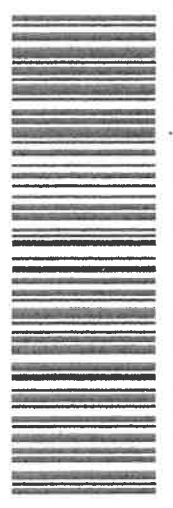
44/10054
RWB/9-30-24
g...m



AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF

Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815

9589 0710 5270 0284 4258 55



US POSTAGE  PITNEY BOWES
ZIP 17815 \$ 009.64
02 4W
0000379331 SEP. 26. 2024

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Public Welfare
Room 432 Welfare Building
Harrisburg, PA 17105

9590 9402 8758 3310 2622 61

Article Number (Transfer from services label)
9589 0710 5270 0284 4258

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Bob Michael* Agent
 X Received by (Printed Name) **BOB MICHAEL** Addressee
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Signature on file* Agent
 X With USPS 17107 Addressee
B. Received by (Printed Name) *SEP 30 2021*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Labor: Industry
651 Boas Street
Harrisburg, PA 17121

9590 9402 8758 3310 2622 30

Article Number (Transfer from services label)
9589 0710 5270 0284 4258

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *BOAS ST HARRISBURG* Agent
 X Received by (Printed Name) **BOAS ST HARRISBURG** Addressee
C. Date of Delivery *SEP 28*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Signature on file* Agent
 X With USPS 17107 Addressee
B. Received by (Printed Name) *PA DEPT OF REVENUE*
C. Date of Delivery *SEP 28 2021*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

35969-000-20-0354 NSD 0202/11/188 JUN 11 11:18 AM '21
60 6524 4920 0225 0720 6956
71 1292 0133 8578 2046 0696
PA DEPT OF REVENUE
HARRISBURG, PA 17105

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

A Housing Finance Agency
 11 North Front St
 PO Box 15530
 Harrisburg, PA 17101

9590 9402 8758 3310 2622 54

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Small Business Administration
 600 American Avenue
 Suite 301
 King of Prussia, PA 19406

9590 9402 8758 3310 2621 86

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Agent Addressee
- C. Date of Delivery 9/30/24
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name)
- C. Date of Delivery 9-30-24
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Treasury Department
 600 Arch Street
 Room 3259
 Philadelphia, PA 19106



9590 9402 8758 3310 2621 79

2. Article Number (Transfer from service label)

9589 0710 5270 0284 4258 86

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Agent Addressee
- C. Date of Delivery 9/30/24
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Columbia County
Common Pleas Court
Receipt No. 4318
Receipt Date: 09/12/2024 12:41 PM

Received of: Linn, Geraldine \$ 25.00

Twenty Five and 00/100
Nationstar Mortgage LLC vs: Clara L Bowman et al.

Case	Amount
2024-ED-0000081- Writ of Execution	25.00
Total:	25.00
Balance due court: \$	0.00
Next due date:	

Check (Num: 984301, Exp: xx/xx)
Amount Tendered: 25.00
Overage: 0.00
Change Due: 0.00

Stephanie Stroup, Prothonotary

By: _____
Deputy Clerk
Clerk: CLUSCHAS

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

161570

KML LAW GROUP, P.C. Attorney Business Account
Firsttrust Bank
3-7380/2360

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

PAY TO THE
ORDER OF **Sheriff of Columbia County**

Two Thousand And 00 / 100

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

Memo: BOWMAN, 161570EG



984302

September 10, 2024

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days

[Signature]

⑈984302⑈ ⑆23607380⑆ 8000082795⑈