

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
EQUICREDIT CORPORATION OF AMERICA vs.

Defendant
LAURA REMLEY
TODD REMLEY

Attorney for the Plaintiff:

THE LAW OFFICES OF BARBARA A. FEIN PC
721 DRESHER ROAD
SUITE 1050
HORSHAM, PA 19044

Sheriff's Sale Date: Wednesday, May 9, 2012

Writ of Execution No. : 2011CV1206

Advance Sheriff Costs: 1,350.00

Location of the real estate: 612 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	6.00
Crying Sale	10.00
Service	210.00
Advertising Sale Bills & Copies	17.50
Surcharge	150.00
Advertising Sale (Newspaper)	15.00
Web Posting	100.00
Notary Fee	15.00
Mailing Costs	48.00
Copies	7.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Total Sheriff Costs	678.50

Grand Total: 678.50

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office, Inc.

**THE LAW OFFICES OF
BARBARA A. FEIN, P.C.**

721 Dresher Road, Suite 1050
Horsham, PA 19044

**Barbara A. Fein, Esquire
Kristen D. Little, Esquire**

Phone: (215) 653-7450
Fax: (215) 653-7454

NEW JERSEY OFFICE

**20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054-4318**

**Phone: (856) 596-5552
Fax: (856) 596-5589**

***Members of Pennsylvania
and New Jersey Bars***

Direct E-mail: Jessicam@lobaf.com
Direct Phone Ext. 121

February 27, 2012

File No. 03-9931

Columbia County Sheriff's Department
ATTN: Real Estate Division
VIA FAX (570) 389-5625

Re: EquiCredit Corporation of America v. Laura L. Remley and Todd W. Remley
Columbia County CCP Docket No. 2011-CV-1206
612 Old Berwick Road, Bloomsburg, PA

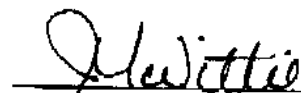
Dear Sir/Madam:

Kindly stay the above referenced Sheriff's Sale scheduled for May 9, 2012 and announce same at the sale. Please be advised that Plaintiff has received no funds in this matter. Thank you for your assistance. If you have any questions, please do not hesitate to call.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:



Jessica McVittie, Paralegal to
Barbara A. Fein, Esquire

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

EQUICREDIT CORPORATION OF AMERICA
vs.
LAURA REMLEY (et al.)

Case Number
2011CV1206

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BLOOMSBURG SEWER
Primary Address:	2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	AMBER KENNEY		
Relation:	OFFICE MANAGER		
Date:	3/24/12	Time:	0915
Deputy:	59	Mileage:	

Attorney / Originator:

Name: THE LAW OFFICES OF BARBARA A. FEIN	Phone: 215-653-7450
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG SEWER

2011CV1206

2ND STREET, BLOOMSBURG, PA 17815

EXP: 03/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



EQUICREDIT CORPORATION OF AMERICA
vs.
LAURA REMLEY (et al.)

Case Number
2011CV1206

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward		
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816		
Phone:	570-784-1581	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult in Charge · Posted · <u>Other</u>		
Adult In Charge:			
Relation:	OFFICE CLOSED SERVED VIA MAIL SHOOT IN DOOR		
Date:	2/24/12	Time:	0910
Deputy:	59	Mileage:	

Attorney / Originator:

Name: THE LAW OFFICES OF BARBARA A. FEIN	Phone: 215-653-7450
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WARD, MARY F.

2011CV1206

301 E SECOND STREET, TOWN HALL, BLOOMSBURG, EXP: 03/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

EQUICREDIT CORPORATION OF AMERICA
vs.
LAURA REMLEY (et al)

Case Number
2011CV1206

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	03/23/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia	
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	MAUREEN COLE	
Relation:	INTAKE CLERK	
Date:	2/24/12	Time:
Deputy:	SG	Mileage:

Attorney / Originator:

Name:	THE LAW OFFICES OF BARBARA A. FEIN	Phone:	215-653-7450
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1206

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 03/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

EQUICREDIT CORPORATION OF AMERICA
vs.
LAURA REMLEY (et al.)

Case Number
2011CV1206

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	03/23/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	HEATHER HYATT	
Relation:	TAX CLERK	
Date:	2/24/12	Time:
Deputy:	59	Mileage:

Attorney / Originator:

Name:	THE LAW OFFICES OF BARBARA A. FEIN	Phone:	215-653-7450
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1206

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/23/2012

Document Receipt

Trans # 15396 Carrier / service: POST 2PM 2/23/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000012870

Doc Ref #: 26ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 15387 Carrier / service: POST 2PM 2/23/2012

Ship to: 15387

PENNSYLVANIA DEPT OFPUBLIC
WELFARE

1303 NORTH 7TH STREET

Tracking #: 9171924291001000012795

Doc Ref #: 26ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 15388 Carrier / service: POST 2PM 2/23/2012

Ship to: 15388

PENNSYLVANIA DEPT OF REVENUE

7TH FLOOR, STRAWBERRY SQUARE

Tracking #: 9171924291001000012801

Doc Ref #: 26ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 15389 Carrier / service: POST 2PM 2/23/2012

Ship to: 15389

PENNSYLVANIA DEPT OF REVENUE

5TH FLOOR, STRAWBERRY SQUARE

Tracking #: 9171924291001000012818

Doc Ref #: 26ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 15390 Carrier / service: POST 2PM 2/23/2012

Ship to: 15390

INTERNAL REVENUE SERVICE

1001 LIBERTY AVE

Tracking #: 9171924291001000012825

Doc Ref #: 26ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 15391 Carrier / service: POST 2PM 2/23/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000012832

Doc Ref #: 26ED2012

Document Receipt

Trans # 15393 Carrier / service: POST 2PM 2/23/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012856

DEPARTMENT 281230

Doc Ref #: 26ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 15394 Carrier / service: POST 2PM 2/23/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012863

Doc Ref #: 26ED2012

PHILADELPHIA PA 19106

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

File No 03-9931

Barbara A. Fein, Esquire / I.D. No. 53002

Kristen D. Little, Esquire / I.D. No. 79992

721 Dresher Road, Suite 1050

Horsham, PA 19044

Phone (215) 653-7450 / Fax (215) 653-7454

Email: generalinfo@lobaf.com

Attorneys for Plaintiff

05E12 12700

EQUICREDIT CORPORATION OF
AMERICA,

Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

2012 - ED - 26

AFFIDAVIT UNDER PA. RCP RULE 3129.1

EquiCredit Corporation of America, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 612 Old Berwick Road, Town of Bloomsburg, Columbia County, Pennsylvania, was true and correct to the best of its knowledge, information and belief.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TODD W. REMLEY AND LAURA L. REMLEY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DETACHED, TWO AND ONE HALF STORY SINGLE FAMILY RESIDENTIAL DWELLING BEING KNOWN AND NUMBERED AS 612 OLD BERWICK ROAD, BLOOMSBURG PA 17815, DEED BOOK VOLUME 694, PAGE 658, TAX PARCEL NO. 05E-12-12700.

1. Name and address of each Owner and/or Reputed Owner:

Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

2. Name and address of each Defendant named in the judgment:

Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

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

Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

Municipal Authority of the Town of Bloomsburg
301 East Second Street
Bloomsburg, PA 17815

Mary F. Ward, Tax Collector
301 East Second Street
Bloomsburg, PA 17815

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

EquiCredit Corporation of America, Plaintiff
c/o Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115

5. Name and address of every other person or entity which has any record lien on the property:

None

6. Name and address of every other person or entity which has any record interest in the property and whose interest may be affected by the sale:

None.

7. Name and address of every other person of whom the Plaintiff has knowledge who may have an interest in the property which may be affected by the sale:

Tenant/Occupant
612 Old Berwick Road
Bloomsburg, PA 17815

Columbia County Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

3
Pennsylvania Department of Public Welfare
Bureau of Child Support Enforcement
1303 North 7th Street
Harrisburg, PA 17105

4
Pennsylvania Department of Revenue
Bureau of Compliance
7th Floor, Strawberry Square
Harrisburg, PA 17128

5
Pennsylvania Department of Revenue
Inheritance Tax Division
5th Floor, Strawberry Square
Harrisburg, PA 17128

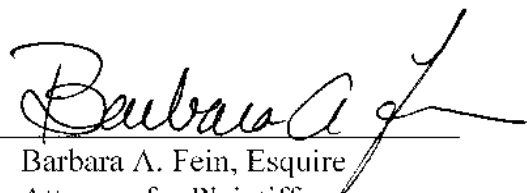
6
The Internal Revenue Service
1001 Liberty Ave., Room 112
Pittsburgh, PA 15222-4003

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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: February 21, 2012

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:



Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002

REAL ESTATE OUTLINE

ED # 26-12

DATE RECEIVED 2-28-11
DOCKET AND INDEX 2-28-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>76134</u>

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

SALE DATE	<u>2/28/11</u>	TIME <u>1:00</u>
POSTING DATE	<u>2/28/11</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>2/28/11</u>	
	2 ND WEEK <u>3/5/11</u>	
	3 RD WEEK <u>3/12/11</u>	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

EQUICREDIT CORPORATION OF AMERICA
vs.
LAURA REMLEY (et al.)

Case Number
2011CV1206

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	03/23/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	612 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

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

Attorney / Originator:

Name: THE LAW OFFICES OF BARBARA A. FEIN	Phone: 215-653-7450
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2011CV1206

612 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/23/2012

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1206

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

WEDNESDAY, MAY 09, 2012
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 or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of the Old Berwick Road, the Northeast corner of land now or formerly of Phil Guinard; thence along said road North eighty-nine (89) degrees fifteen (15) minutes East, a distance of fifty (50) feet six (6) inches to an iron pin, the Northwest corner of land now or formerly of John Skript; thence along said land, South forty-five (45) minutes East, a distance of one hundred forty-nine (149) feet ten (10) inches to an iron pin in Turner Alley; thence along said alley South eighty-nine (89) degrees fifteen (15) minutes West, a distance of fifty (50) feet six (6) inches to a stake, the Southeast corner of land now or formerly of Phil Guinard; thence along said land North forty-five (45) minutes West, a distance of one hundred forty-nine (149) feet ten (10) inches to the stake, the place of beginning. (The foregoing description is in accordance with a survey made June 14, 1956 by James Timbrell, Registered Engineer.

TAX PARCEL NUMBER: 05E-12-127

PROPERTY ADDRESS: 612 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 053 12 127

Seized and taken into execution to be sold as the property of LAURA REMLEY, TODD REMLEY in suit of
EQUICREDIT CORPORATION OF AMERICA.

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:
THE LAW OFFICES OF BARBARA A. FEIN PC
HORSHAM, PA 215-653-7450

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)
Pa. R.C.P. 3180 to 3183 and RULE 3257

EQUICREDIT CORPORATION OF
AMERICA,
Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

2012-ED-26

Commonwealth of Pennsylvania
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above captioned matter, you are directed to levy upon and sell the following described real property (specifically described below):

Real property situated at: 612 Old Berwick Road, Town of Bloomsburg,
County of Columbia, Commonwealth of Pennsylvania

Tax Parcel Identification Number: 05E-12-12700

Current title holders: Todd W. Remley and Laura L. Remley

AMOUNT DUE \$96,663.48

INTEREST calculated at the legal rate of 6% (per diem rate
of \$15.89) from September 10, 2011, through the date on
which the property is sold at Sheriff's Sale. \$ _____

TOTAL \$ _____

COSTS TO BE ADDED

Plus costs as endorsed.

Tamara B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: 12-13-12

(SEAL)

BY: Barbara N. Silvestri
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

File No 03-9931

Barbara A. Fein, Esquire / I.D. No. 53002

Kristen D. Little, Esquire / I.D. No. 79992

721 Dresher Road, Suite 1050

Horsham, PA 19044

Phone (215) 653-7450 / Fax (215) 653-7454

Email: generalinfo@lobaf.com

Attorneys for Plaintiff

EQUICREDIT CORPORATION OF
AMERICA,

Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

2012-ED-26

AFFIDAVIT UNDER PA. RCP RULE 3129.1

EquiCredit Corporation of America, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 612 Old Berwick Road, Town of Bloomsburg, Columbia County, Pennsylvania, was true and correct to the best of its knowledge, information and belief.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TODD W. REMLEY AND LAURA L. REMLEY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DETACHED, TWO AND ONE HALF STORY SINGLE FAMILY RESIDENTIAL DWELLING BEING KNOWN AND NUMBERED AS 612 OLD BERWICK ROAD, BLOOMSBURG PA 17815, DEED BOOK VOLUME 694, PAGE 658, TAX PARCEL NO. 05E-12-12700.

1. Name and address of each Owner and/or Reputed Owner:

Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

2. Name and address of each Defendant named in the judgment:

Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

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

Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

Municipal Authority of the Town of Bloomsburg
301 East Second Street
Bloomsburg, PA 17815

Mary F. Ward, Tax Collector
301 East Second Street
Bloomsburg, PA 17815

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

EquiCredit Corporation of America, Plaintiff
c/o Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115

5. Name and address of every other person or entity which has any record lien on the property:

None

6. Name and address of every other person or entity which has any record interest in the property and whose interest may be affected by the sale:

None.

7. Name and address of every other person of whom the Plaintiff has knowledge who may have an interest in the property which may be affected by the sale:

Tenant/Occupant
612 Old Berwick Road
Bloomsburg, PA 17815

Columbia County Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Pennsylvania Department of Public Welfare
Bureau of Child Support Enforcement
1303 North 7th Street
Harrisburg, PA 17105

Pennsylvania Department of Revenue
Bureau of Compliance
7th Floor, Strawberry Square
Harrisburg, PA 17128

Pennsylvania Department of Revenue
Inheritance Tax Division
5th Floor, Strawberry Square
Harrisburg, PA 17128

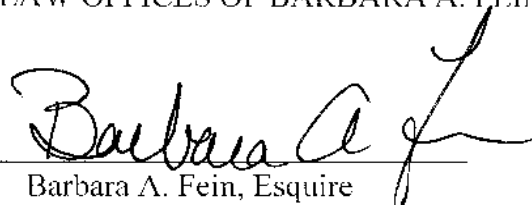
The Internal Revenue Service
1001 Liberty Ave., Room 112
Pittsburgh, PA 15222-4003

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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: February 21, 2012

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

A handwritten signature in black ink, appearing to read "Barbara A. Fein", written over a horizontal line.

Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
721 Dresher Road, Suite 1050
Horsham, PA 19044
Phone (215) 653-7450 / Fax (215) 653-7454
Email: generalinfo@lobaf.com
Attorneys for Plaintiff

EQUICREDIT CORPORATION OF
AMERICA,
Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

2012-ED-26

AFFIDAVIT UNDER PA. RCP RULE 3129.1

EquiCredit Corporation of America, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 612 Old Berwick Road, Town of Bloomsburg, Columbia County, Pennsylvania, was true and correct to the best of its knowledge, information and belief.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TODD W. REMLEY AND LAURA L. REMLEY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DETACHED, TWO AND ONE HALF STORY SINGLE FAMILY RESIDENTIAL DWELLING BEING KNOWN AND NUMBERED AS 612 OLD BERWICK ROAD, BLOOMSBURG PA 17815, DEED BOOK VOLUME 694, PAGE 658, TAX PARCEL NO. 05E-12-12700.

1. Name and address of each Owner and/or Reputed Owner:

Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS
FOR COLUMBIA COUNTY, PENNSYLVANIA

EQUICREDIT CORPORATION OF
AMERICA,

Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

NO. 2011-CV-1206

2012-ED-26

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: S.S.:
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

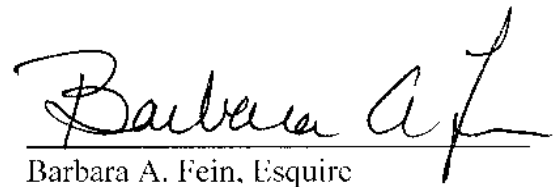
Defendant : Laura L. Remley
Age : Over 18
Residence : 612 Old Berwick Road, Bloomsburg, PA 17815
Employment : Unknown

Defendant : Todd W. Remley
Age : Over 18
Residence : 612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913
Employment : Unknown

Sworn to and subscribed before
me the date February 21, 2012.



Notary Public



Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002


Notary Public
Columbia County, PA
Commission Expires 12/31/2012

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
721 Dresher Road, Suite 1050
Horsham, PA 19044
Phone (215) 653-7450 / Fax (215) 653-7454
Email: generalinfo@lobaf.com
Attorneys for Plaintiff

File No 03-9931

EQUICREDIT CORPORATION OF
AMERICA,
Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

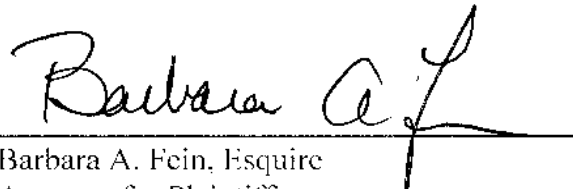
2012-ED-26

WAIVER OF WATCHMAN

I, Barbara A. Fein, Esquire, Attorney for Plaintiff EquiCredit Corporation of America, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Barbara A. Fein, Esquire
Attorney for Plaintiff

Attorney I.D. No. 53002

CERTIFICATE TO SHERIFF

(Please check appropriate square in each section)

SHERIFF'S OFFICE

Columbia County Court House

P. O. Box 380, Bloomsburg, PA 17815

EQUICREDIT CORPORATION OF
AMERICA,

Plaintiff.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2011-CV-1206

LAURA L. REMLEY
and TODD W. REMLEY
Defendants.

2012-ED-26

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendants own the property being exposed to sale as:

☒ Tenants by the Entireties
3. The Defendants are:

☒ Resident in the Commonwealth of Pennsylvania

Dated: February 21, 2012

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002
721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450

IN THE COURT OF COMMON PLEAS
FOR COLUMBIA COUNTY, PENNSYLVANIA

EQUICREDIT CORPORATION OF
AMERICA,
Plaintiff,

NO. 2011-CV-1206

2012-ED-26

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

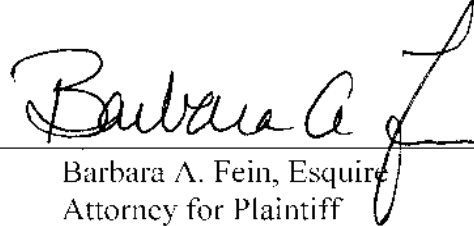
I hereby certify that I am the attorney of record for the Plaintiff, EquiCredit Corporation of America, in this action against real property and I further certify that this property is:

- [X] That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
 - (b) Expiration of thirty days since the service of the Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statements given herein.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____



Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

File No 03-9931

Barbara A. Fein, Esquire / I.D. No. 53002

Kristen D. Little, Esquire / I.D. No. 79992

721 Dresher Road, Suite 1050

Horsham, PA 19044

Phone (215) 653-7450 / Fax (215) 653-7454

Email: generalinfo@lobaf.com

Attorneys for Plaintiff

EQUICREDIT CORPORATION OF
AMERICA,

Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

2012-ED-26

CERTIFICATION OF ADDRESS

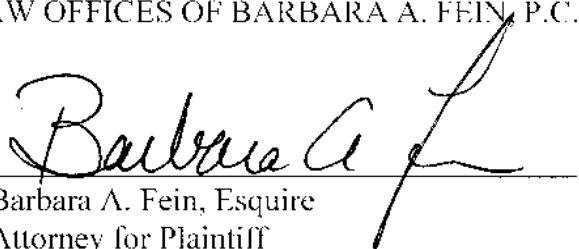
I, Barbara A. Fein, Esquire, Attorney for Plaintiff, EquiCredit Corporation of America, hereby certify that the Plaintiff's correct address is 3815 South West Temple, Salt Lake City, UT 84115, and the last known address of each Defendant is as below.

Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:


Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
ATTORNEY-AT-LAW
721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450
FAX (215) 653-7454

TO: Theresa Carr, Paralegal to Barbara A. Fein, Esquire / Fax: (215) 653-7454

FROM: Columbia County Sheriff's Department

DATE: February 21, 2012

RE: EquiCredit Corporation of America v. Laura L. Remley and Todd W. Remley
LOBAF File No. 03-9931

MEMORANDUM

PLEASE BE ADVISED THAT THE SHERIFF'S SALE FOR THE ABOVE REFERENCED
MATTER HAS BEEN SCHEDULED FOR:

Wednesday, _____, 20____

AT _____.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
ATTORNEY-AT-LAW
721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450
FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Theresa Carr, Paralegal to Barbara A. Fein, Esquire

DATE: February 21, 2012

RE: EquiCredit Corporation of America v. Laura L. Remley and
Columbia County Court of Common Pleas Docket No. 2011-CV-1206
Mortgaged Premises: 612 Old Berwick Road, Town of Bloomsburg, PA 17815

MEMORANDUM

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises.

In accordance with Pennsylvania statutes, kindly effectuate personal service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

Laura L. Remley
612 Old Berwick Road, Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

Handbill (Posted)
612 Old Berwick Road, Bloomsburg, PA 17815

Please also advertise the Sheriff's Sale

I am also enclosing a self-addressed, stamped envelope which will facilitate your return of proofs of service. Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

721 Dresher Road, Suite 1050
Horsham, PA 19044

NEW JERSEY OFFICE

Barbara A. Fein, Esquire
Kristen D. Little, Esquire

Phone: (215) 653-7450
Fax: (215) 653-7454

20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054-4318

Phone: (856) 596-5552
Fax: (856) 596-5589

*Members of Pennsylvania
and New Jersey Bars*

Direct E-mail: theresac@lobaf.com
Direct Phone Ext. 118

File No. 03-9931

February 21, 2012

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO:	All Parties in Interest and Claimants	Improvements:
OWNERS:	Laura L. Remley Todd W. Remley	Detached, Two and One Half Story Single Family Residential Dwelling
PROPERTY:	612 Old Berwick Road Town of Bloomsburg County of Columbia, PA	Columbia County CCP No. 2011-CV-1206

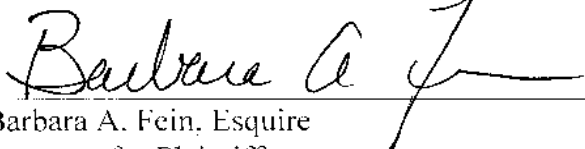
Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on _____ at 10:00 A.M., at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$96,663.48 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



Barbara A. Fein, Esquire
Attorney for Plaintiff

File No. 03-9931

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of the Old Berwick Road, the Northeast corner of land now or formerly of Phil Guinard; thence along said road North eighty-nine (89) degrees fifteen (15) minutes East, a distance of fifty (50) feet six (6) inches to an iron pin, the Northwest corner of land now or formerly of John Skript; thence along said land, South forty-five (45) minutes East, a distance of one hundred forty-nine (149) feet ten (10) inches to an iron pin in Turner Alley; thence along said alley South eighty-nine (89) degrees fifteen (15) minutes West, a distance of fifty (50) feet six (6) inches to a stake, the Southeast corner of land now or formerly of Phil Guinard; thence along said land North forty-five (45) minutes West, a distance of one hundred forty-nine (149) feet ten (10) inches to the stake, the place of beginning. (The foregoing description is in accordance with a survey made June 14, 1956 by James Timbrell, Registered Engineer.

TAX PARCEL NUMBER: 05E-12-127

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
721 Dresher Road, Suite 1050
Horsham, PA 19044
Phone (215) 653-7450 / Fax (215) 653-7454
Email: generalinfo@lobaf.com
Attorneys for Plaintiff

File No 03-9931

EQUICREDIT CORPORATION
OF AMERICA,
Plaintiff,

v.

LAURA L. REMLEY
and TODD W. REMLEY,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2011-CV-1206

2012-ED-26

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Laura L. Remley
612 Old Berwick Road
Bloomsburg, PA 17815

Todd W. Remley
612 Old Berwick Road, Bloomsburg, PA 17815
500 E. 3rd Street, Bloomsburg, PA 17815-1913

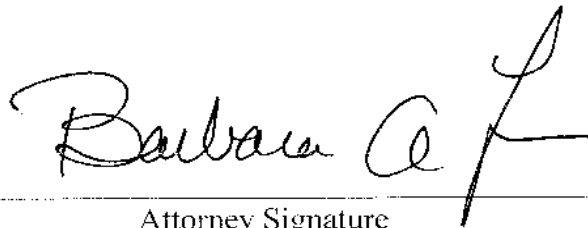
YOUR HOUSE AT 612 OLD BERWICK ROAD, WITHIN THE TOWN OF
BLOOMSBURG, COLUMBIA COUNTY, IS SCHEDULED TO BE SOLD ON
_____ BY THE COLUMBIA COUNTY SHERIFF'S
DEPARTMENT AT 10:00 A.M. IN THE COLUMBIA COUNTY COURTHOUSE, 35 WEST
MAIN STREET, BLOOMSBURG, PA 17815, TO ENFORCE THE COURT JUDGMENT OF
\$96,663.48, OBTAINED BY PLAINTIFF, EQUICREDIT CORPORATION OF AMERICA,
AGAINST YOU.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service
P.O. Box 186, Harrisburg, PA 17108
(800) 692-7375

North Penn Legal Services
168 E. 5th Street, Bloomsburg, PA 17815
(570) 784-8760



Barbara A. F.

Attorney Signature

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

721 Dresher Road, Suite 1050
Horsham, PA 19044

NEW JERSEY OFFICE

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*Members of Pennsylvania
and New Jersey Bars*

Direct E-mail: theresac@lobaf.com
Direct Phone Ext. 118

File No. 03-9931

February 21, 2012

Columbia County Sheriff's Department
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: EquiCredit Corporation of America v. Laura L. Remley and Todd W. Remley
Columbia County Court of Common Pleas No. 2011-CV-1206
Property situated at: 612 Old Berwick Road, Town of Bloomsburg, PA

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale. We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;
- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Theresa Carr
Theresa Carr, Paralegal to
Barbara A. Fein, Esquire

BEING THE SAME PREMISES conveyed by Jean M. Remley, to Todd W. Remley and Laura L. Remley, by Deed dated July 16, 1998, and recorded on July 17, 1998, in the Columbia County Recorder of Deeds Office at Deed Book Volume 694, Page 658.

A Detached, Two and One Half Story Single Family Residential Dwelling

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

721 DRESHER RD, SUITE 1050
HORSHAM, PA 19044
(215) 653-7450



3-7615-360

76134

76134

One Thousand Three hundred Fifty dollars and Zero cents

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg PA 17815

For Consolidated check from AP

DATE

2/22/2012

AMOUNT

\$1,350.00

VOID AFTER 150 DAYS

AUTHORIZED SIGNATURE

03-9931 Sale Deposit

⑈0076134⑈ ⑆036076150⑆ 6101548736⑈

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of the Old Berwick Road, the Northeast corner of land now or formerly of Phil Guinard; thence along said road North eighty-nine (89) degrees fifteen (15) minutes East, a distance of fifty (50) feet six (6) inches to an iron pin, the Northwest corner of land now or formerly of John Skript; thence along said land, South forty-five (45) minutes East, a distance of one hundred forty-nine (149) feet ten (10) inches to an iron pin in Turner Alley; thence along said alley South eighty-nine (89) degrees fifteen (15) minutes West, a distance of fifty (50) feet six (6) inches to a stake, the Southeast corner of land now or formerly of Phil Guinard; thence along said land North forty-five (45) minutes West, a distance of one hundred forty-nine (149) feet ten (10) inches to the stake, the place of beginning. (The foregoing description is in accordance with a survey made June 14, 1956 by James Timbrell, Registered Engineer.

TAX PARCEL NUMBER: 05E-12-127