Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC vs.
JOHN H. PARCELL (et al.)

Case Number 2014CV682

PROPERTY ADDRESS.

113 PINE STREET, ORANGEVILLE, PA 17859

#### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
12/30/2014	Advance Fee	Advance Fee	74108	\$0.00	\$1,500.00
12/30/2014	Advortising Sale (Newspaper)			\$15.00	\$0.00
12/30/2014	Advertising Sale Bills & Copies			\$17.50	\$0,00
12/30/2014	Crying Sale			\$10.00	\$0.00
12/30/2014	Docketing			\$15,00	\$0.00
12/30/2014	l.evy			\$15.00	\$0.00
12/30/2014	Mailing Costs			\$42,00	\$0.00
12/30/2014	Posting Handbill			\$15.00	\$0.00
12/30/2014	Poundage			\$893.00	\$0.00
12/30/2014	Press Enterprise Inc.			\$1,460.31	\$0.00
12/30/2014	Sheriff Automation Fund			\$50.00	\$0.00
12/30/2014	Web Posting			\$100.00	\$0.00
03/13/2015	Service			\$210.00	\$0.00
03/13/2015	Service Mileage			\$16.00	\$0.00
03/13/2015	Copies			\$7.00	\$0.00
03/13/2015	Notary Fee			\$10.00	\$0.00
03/13/2015	Surcharge			\$150.00	\$0.00
03/17/2015	Tax Claim Search			\$5.00	\$0.00
				\$3,030.81	\$1,500.00

TOTAL BALANCE: S(1,530.81)

Printed: 9/10/2015 11:00:34AM

82868

**UDREN LAW OFFICES, PC** 

PA OPERATING ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003 **B**Beneficial

812.8/168R

3-7568/2360

One Thousand Five Hundred Thirty and 81/100\*

DATE September 10, 2015

..**.АМ**ОИМТ

PAY TO THE ORDER

OF.

Columbia County Sheriff Courthouse P.O. Box 380

Bloomsburg, PA 17815

VOID AFTER 90 DAYS

14.00 mill 11.1

Parcell 113 Pine Street, Orangeville, PA 17859, 3000028461, Parcell/yb
THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

#082868# #236075689#

9500077186

#### Timothy Chamberlain

From: Sent: Jefferson, Tarin [TJefferson@udren.com] Thursday, September 10, 2015 5:54 PM

To:

Timothy Chamberlain

Subject:

12090249-1/Irwin and 14020101-1/Parcell

Attachments:

Irwin Stay.pdf

#### Hello Sheriff Chamberlain.

I just wanted to let you know I did forward the issue to the two supervisors in accounting and billing. They should be handling from here on out. I also wanted to attached an updated stay letter with amount collected included for Irwin. If there is anything else I can do for you, please let me know. Again, my apologies for the delay.

#### Thanks!

Tarin Jefferson
Foreclosure Specialist
Pennsylvania
Udren Law Offices, P.C.
Woodcrest Corporate Center

Telephone: 856-669-5400, EXT. 5720

Facsimile: 856-669-5721

UDREN LAW OFFICES, P.C., A DEBT COLLECTOR, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY FOR THE DEBT IN BANKRUPTCY, THIS E-MAIL IS NOT SENT TO COLLECT THE DEBT; BUT, IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN.

This email and any documents accompanying this email transmission may contain information which is a privileged and confidential attorney-client communication and/or work product of counsel. If you are not the intended recipient, any disclosure, copying, distribution, and/or taking of any action in reliance on the contents of this email information is strictly prohibited and may result in legal action being instituted against you. Kindly reply to the sender advising of the error in transmission and delete the message and any accompanying documents from your system immediately.

IRS Regulations require us to advise you that, unless otherwise specifically noted, any federal tax advice in this communication (including any attachments, enclosures, or other accompanying materials) was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties; furthermore, this communication was not intended or written to support of the promotion or marketing of any of the transactions or matters it addresses.

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mart, Udre, Exg. Elegeneet: P. Mr. H.

### UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (Ph) 856-669-5400 (EX) 856-669-5399

www.udren.com

Florida Office 2101 W. Commercial Blvd Suite 5100 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (TX) 954-378-1758

Sent via fax # (570)389-5625

Columbia County Sheriff's Office

Attn.: Real Estate

Re: Reverse Mortgage Solutions, Inc.

VS.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN H. PARCELL JODIE PARCELL, KNOWN HEIR OF JOHN H. PARCELL JEFF PARCELL, KNOWN HEIR OF JOHN H. PARCELL JOHN PARCELL, JR., KNOWN HEIR OF JOHN H. PARCELL JOHN H PARCELL, LAST RECORD OWNER

Columbia County

Docket No.: 2014-CV-682 2014-ED-193

Premises: 113 Pine Street, Orangeville, PA 17859

Sheriff's Sale No.:

To whom it may concern:

Please stay the Sheriff Sale scheduled for 03/18/2015, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Client has received a payoff on this file.

Amount collected in consideration of stay: \$44,650.00

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: SalesandBid@udren.com.

Sincerely, Udren Law Offices, P.C. Christine Perry Foreclosure Specialist

MJU#: 14020101 CASE#: 14020101-1

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 25 and March 4, 11, 2015 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.

2015 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 affian 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 at true.
$\alpha \alpha$
Sworn and subscribed to before me this
Sworn and subscribed to before me this
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Karen M. Boach, Notary Public  Scott Typ.: Columbia County  My Commission Expires May 13, 2918  MEMBER: FENNSYLVANIA Association of NOTARIES
And now,, 20, I hereby certify that the advertising and publication charges amounting to \$

# 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 12/30/14

Ad ID:

1020266

Description:

John Parcell Sale

Run Dates:

02/25/15 to 03/11/15

Class:

Agate Lines:

267

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: **PO BOX 380** 

BLOOMSBURG, PA 17815

**Total Ad Cost** 

\$1,460.31

Inserts

**Amount Paid** 

\$0.00

Publication Press Enterprise Start

Stop 02/25/15 03/11/15

Cost \$1,460,31

SHERIFFS SALE
By Virtue of a Whit of Execution (Mortgage Foreclosure)
No. 2014CV882
Issued out of the Court of Common Pleas of Countilis County, Principlyania and to the directed Livell requires the following described moperty at public sale at the Countilis County Courtoes in the Towns Bluemalung County Courtoes in the Towns Bluemalung County of Columbia. Commonwealth of Permayoverse on

Permy varies on WEDNESDAY, MARCH 18, 2019
AT 9:00 O'CLOCK A.M.
At anthes in internal and islamatis are during notified that a proposed schedule of delibition will be on file in the Serial'S Office on blast than early (30) days after the interior the same of any property and presuder and distribution of the proceeds will be made in accordance with the serial then (10) days after seal filing, an east exceptions and lick with the Sheriffs Office prior thereto.

JACCEDIANCE WAS THE SYMMENT BY LIQUIDARY SINEY SHALL HE OR JUNE TO A POST CONTROL OF THE STORE OF PLANS TURN OF THE STATE OF PLANS THE STATE OF THE STATE

PACCE OF BEIGHNING CONTAINING SOAR SQUARE FEET OF FLAND, MORE DELESS, TMC/I NO 3 BLICHNING ALL AND SINGE OF LATE OF THE SELECT AND SOLID FREE FEET OF FLAND, MORE DELESS, TMC/I NO 3 BLICHNING ALL AND SINGE OF LATE OF HIS CONNER AND ME POWNER. THE NEE FLAT FOR HIS CONNER AND ME POWNER THEN EXCENSIVE ALL AND SINGE OF LANDS NOW OR LATE OF HIS CONNER AND MILL CONNER LET FILL OF A CORNER. THE DELES SOLIT ANABOLY ALONG DINE OF LANDS MINW OR LATE OF A POST CORNER ON PROPERTY FINE OF MEST WARRED AND SOLIT AND

PROPERTY ADDRESS: 113 PINE STREET, ORANGEVILLE, PA 17859

JPL/TAX PARCE, NUMBER 28/02/06/8/XXXXXX

Seized and taken into execution to be sold as the property of Jühn H. PARCHII, UNIKNOWN HERS FROM OR UNDER JOHN H PARCLIII, JOHN PARCELL JR JULY PARCELL JOHN PARCELL OR JULY PARCELL ON JULY ON THE SEARCH OF THE WARM FROM INVAINABLE OF THE WARM FROM THE SEARCH OF THE WARM FROM THE W

SOLUTIONS NC

INITIAS OF SALE: WINNIUM SAYMENT AT TIME OF SALE: The greater of ten (10%) oercent of the bid price or costs (opening bid at sale). Who mum payment is in the paid in task, cent of me bid price or cashiers check in three plus labe. WinNium payment is in the paid in task, cent or in check or cashiers check in three plus labe. WinNiuMS BALANCE OF BID PRICE Any semanting personal rist the bid ories in be paid within leight (8) days after the sace in cash, consider done or cashiers ones, iMPOPTANT NOTICE FOR FALLIBLE TO PRY BID PRICE. FALLIBLE TO MY THE BID PRICE IN ACCORDANCE WITH THREE FRANS MAY RESUL: IN SURVOUS FINANDIAL CONSICUENCES TO THE BIDDER. DO MY BID PAILES FILIDS AF WAY AND FROME IN ACCORDANCE WITH THREE FIRMS MAY RESUL: IN SURVOUS FINANDIAL CONSICUENCES TO THE BIDDER. DO MY BID IN THE PRICE OF THE BIDDER. DO MY BID IN THE PRICE OF THE BIDDER. DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE PRICE OF THE BIDDER DO MY BID IN THE BID IN THE BIDDER DO MY BID IN THE BID IN THE

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

**Plaintiff** 

REVERSE MORTGAGE SOLUTIONS INC

<u>Defendant</u>

JOHN H. PARCELL

UNKNOWN HEIRS FROM OR UNDER JOHN

H. PARCELL

JOHN PARCELL, JR

JEFF PARCELL

JODI PARCELL

UNKNOWN HEIRS PARCELL

Attorney for the Plaintiff:

UDREN LAW OFFICES, PC 111 WOODCREST ROAD CHERRY HILL, NJ 08003 Sheriff's Sale Date:

Wednesday, March 18, 2015

Writ of Execution No.: 2014CV682

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 113 PINE STREET, ORANGEVILLE, PA 17859

#### **Sheriff Costs**

Municipal Casts	Total Sheriff Costs	\$2,302.81
Surcharge		\$150.00
Notary Fee		\$10.00
Copies		\$7.00
Distribution Form		\$25.00
Service Mileage		\$16.00
Service		\$210.00
Web Posting		\$100,00
Transfer Tax Form		\$25.00
Solicitor Services		<b>\$</b> 75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,460.31
Posting Handbill		\$15.00
Mailing Costs	• •	\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale	·	\$10.00
Advertising Sale Bills & Copies	·	\$17.50
Advertising Sale (Newspaper)		\$15.00

**Municipal Costs** 

Delinquent Taxes \$1,102.39
Current Taxes \$246.07

Total Municipal Costs \$1,348.46

**Total Distribution Costs** 

**Distribution Costs** 

Recording Fees \$69.00

\*----

\$69.00

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

Grand T	\$3,720.27

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

### COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Reverse Motoge Solutions VS	s John Para	ell
NO. 193-2014 ED	NO. 682-3	DONE JD
DATE/TIME OF SALE:_MARCH 18, 20	15 AT 9:00 AM	
BID PRICE (INCLUDES COST)	\$	
POUNDAGE – 2% OF BID	\$	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCE	HASE	\$
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):		
	187.7 to be	
TOTAL DUE:		\$
LESS DEPOSIT:		\$ <u>/5</u> 60
DOWN PAYMENT	<b>`</b>	\$
TOTAL DUE IN 8 I	DAYS	\$

# SHERIFF'S SALE COST SHEET

NO ED NO	vs. Parcell
NOED NO	JD_DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 2/6,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 43.00 \$ 43.00
ADVERTISING SALE BILLS & COPI	
ADVERTISING SALE (NEWSPAPER)	
MILEAGE	
POSTING HANDBILL	\$ <u>/6.00</u>
CRYING/ADJOURN SALE	\$15.00
SHERIFF'S DEED	\$10.00
TRANSFER TAX FORM	\$35.00 \$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$25.00
	\$ <u>7,00</u>
TOTAL ******	\$ <u>70,00</u> ************ \$ 457,50
	<u> </u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1460.37</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *******	*********** \$ <u>/685,3/</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 69,00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *******	********** \$ 79,00
REAL ESTATE TAXES:	
BORO TWP & COUNTY 20	\$ 246.07
SCHOOL DIST 20	\$\frac{\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}
BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20	\$_1103,39
TOTAL ******	*********** \$ /348.46
1017117	\$ <u>7570716</u> 5
MUNICIPAL FEES DUE:	
	\$
WATER 20	<u>\$</u>
TOTAL ******	\$ \$ ************ \$
SURCHARGE FEE (DSTE)	\$ <u>/50.00</u>
MISC	Φ
TOTAL ******	\$ \$ **********
TOTAL	D
TOTAL COSTS (6	OPENING BID) \$ 3720.27

### COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 02-MAR-15

FEE: \$5.00

CERT. NO19958

PARCELL JOHN H 113 PINE STREET P O BOX 151 ORANGEVILLE PA 17859

DISTRICT: ORANGEVILLE BORO

DEED 20060-0359 LOCATION: 113 PINE ST ORANGEVILLE PARCEL: 28 -02 -068-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	COSTS	TOTAL AMOUNT DUE
2014	PRIM	1,089.67	7.72	<del></del>	1,097.39
TOTAL	DUE :			<b></b>	\$1,097.39

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2014

REQUESTED BY: Columbia County Sheriff

#### COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE 11 W MAIN STREET PO BOX 380 BLOOMSBURG, PA 17815 (570) 389-5649 FAX: (570)389-5646

#### TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 03/02/2015 02:07:09 PM

Owner: PARCELL JOHN H
113 PINE STREET
P O BOX 151
ORANGEVILLE PA 17859

Municipality:ORANGEVILLE BORO
Parcel #:28 -02 -068-00,000
Property Desc:

		Discount:	<u>Fa</u>	ce:	Penalty:	
Bill # 027618	R	Amount Due Date \$73.87 04/30/2015	<u>Amount</u> \$75.38	<u>Due Date</u> 06/30/2015	Amount Due Da \$82.92 08/31/2	
027618	G	<b>Payment</b> \$155.79 04/30/2015		06/30/2015	\$174.87 08/31/2	015
027618	s	\$16.41 04/30/2015 Payment	\$16.75	06/30/2015	\$18.43 08/31/2	015
		246.07 4/30/15	Total Paid	To Date:	\$0.00	

Signature

3/2/15

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC vs.
JOHN H. PARCELL (et al.)

Case Number 2014CV682

### SHERIFF'S RETURN OF SERVICE

02/12/2015 09:15 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HAMDBILL UPON THE REAL ESTATE LOCATED AT 113 PINE STREET, ORANGEVILLE, PA 17.859.

MARTUN BOUDMAN, DEPUTY

SO ANSWERS,

February 13, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMPIONWEALTH OF PENNSYLVANIA

Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

13TH day of

of FEBRUARY

2015

Suchfan Klingaman

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

		·			
	MORTGAGE SOLUTIONS INC			Case I	Number
vs. JOHN H. P	ARCELL (et al.)				CV682
	SERVICE	COVER SHE	EET		
Service De	(alls:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL				
					i .
Serve To:		Final Servi	ce:	يتون الم	
Name:	(POSTING)	Served:	Personally Adu	ılt In Ch <b>e</b> rge √F	osted Other
Primary	113 PINE STREET	Adult In		·	
Address:	ORANGEVILLE, PA 17859	Charge:		<del></del>	
Phone:	DOB:	Relation:	· ·		<u> </u>
Alternate	:	Date:	1000	Time:	r.G.C
Address:	•		02-12-15		07/5
Phone:	:	Deputy:		Mileage:	
Attorney / (	9riginator:				
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Att	empts:				
Date:					
Time:			<del></del>		
Mileage:					
Deputy:			· <u></u>		
Service Att	empt Notes:				
1.					
2.					
3.					
4.					
5.					
6.					

(POSTING)

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	MORTGAGE SOLUTIONS INC PARCELL (et al.)		Case Number 2014CV682	
	SERVICE	COVER SHEET		
Service De Category: Manner: Notes:	Real Estate Sale - Sale Notice  < Not Specified >  PLAINTIFF NOTICE OF SHERIFF'S SALE A	<i>Expir</i> es: ND DEBTOR'S RIGHTS	Zone: 193 Warrant:	©
Serve To: Name: Primary Address:	JEFF PARCELL 113 PINE STREET ORANGEVILLE, PA 17859	Final Service: Served: Person Adult In Charge:	nally Adult In Charge Posted Other	Z014CV60Z
Phone:	DOB:	Relation: S	ISTER	
Alternate Address:		Date: 13-32	0-14 Time: 1145	. 1
Phone:	Section 1 to 1	Deputy:	Mileage:	13 PINE
Attorney /	Originator:			
Name:	UDREN LAW OFFICES, PC	Phone:	And the second of the second o	V   X
Service At	fempts:			 ⊋ ≬
Date:				ORANGEVIL
Time:				GEV
Mileage:			The second of th	
Deputy:			Name and a second secon	-
Service Att	empt Notes:			PA 17859
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2.				
3.				_
4.				NO EXPIRATION
5.				X
6.				RA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

REVERSE vs.	MORTGAGE SOLUTIONS INC	<del> </del>		Case Num	ıber
	PARCELL (et al.)			2014CV6	82
	SERVICE CO	OVER SH	EET		
Service De	talls;				- 95000 T
Category:	Real Estate Sale - Sale Notice			Zone:	laz
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
	1				<i>:</i> :
					3
Serve To:		Citation	en e		
Name:	JOHN PARCELL, JR	Final Serv Served:	and the second of the second o	ult In Charge Post	A. Other
Primary	113 PINE STREET	Adult in	reisulally Ad	tt In Charge Post	ea · Other
Address:	ORANGEVILLE, PA 17859	Charge:	\$0do	PARCE!	
Phone:	DOB:	Relation:	Sistel	and the second s	
Alternate	$\xi = -1$ , the second constant of the second constant $\xi = 0$ , where $\xi = 0$	Date:	15-70-46	Time:	
Address:			10 40 40		75
Phone:		Deputy:	Y'	Mileage:	
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:		en en entre tra esta de la companya	1981 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Service Att	lempts:				
Date:		3 - 20 - 20 - 20 - 20 - 20 - 20 - 20 - 2			**************************************
Time:	The state of the s			9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
Mileage:				11	
Deputy:					er vene er gever er e
Service Att	empt Notes:			And the second s	
1					Transport.
2.					
3.					
4.					<del></del>
<u>5.</u>				<del></del>	
6.					9

113 PINE STREET, ORANGEVILLE, PA 17859

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET  Service Details: Category: Real Estate Sale Notice  Category: Warrant: 193  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Service: Served: Personally South in Change Posted Other Addition  Charge: Lith ARCE II  Charge:		MORTGAGE SOLUTIONS INC			Cono	
Service Details:  Category: Real Estate Sale - Sale Notice Zone:  Manner: < Not Specified > Expires: Warrant:  9 3  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: JOHN H. PARCELL Served: Personally Adult in Charge Posted Other Primary Address: ORANGEVILLE, PA 17859 Charge: LOT ACCE!  Phone: DOB: Relation: Daughter.  Alternate Address: Deputy: Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC Phone:  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	vs. JOHN H. I	PARCELL (et al.)		:		
Category: Real Estate Sale - Sale Notice		SERVICE C	OVER SH	 EET	<u> </u>	
Manner: < Not Specified > Expires: Warrant:   9 } Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service: Name: JOHN H. PARCELL Served: Personally Adult In Charge Posted Other Primary Address: ORANGEVILLE, PA 17859 Charge: Line Accept Phone: DOB: Relation: Date: District Phone: Deputy: Mileage: Attempts: Deputy: Mileage: Deputy: Service Attempts: Deputy: Service Attempt Notes: 1 2. 3. 4. 5.	Service De	etails:				
Manner: < Not Specified > Expires: Warrant: 193 Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Name: JOHN H. PARCELL Primary Address: ORANGEVILLE, PA 17859 Phone: DOB: Relation: Date: Deputy: Milleage: Alternate Address: Deputy: Milleage: Deputy: Service Attempts Deputy: Service Attempt Notes  1 2. 3. 4. 5.	Category	: Real Estate Sale - Sale Notice		en la companya de la La companya de la co	Zone:	the state of the s
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: JOHN H. PARCELL  Primary Address: ORANGEVILLE, PA 17859  Phone: DOB: Relation: Date: Date: J. 20-14 Time: 1// 45  Alternate Address: Phone: Deputy: Mileage:  Attorney / Originator: Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts; Deputy:  Service Attempt Notes:  1 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:	Section 1991 - Sectio		193
Name: JOHN H. PARCELL  Primary Address: 113 PINE STREET ORANGEVILLE, PA 17859  Phone: DOB: Relation: Daryher  Atternate Address: Date: D-32-14 Time: 1/-45  Phone: Deputy: Mileage:  Attorney / Originator: Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS	S. Trender of the second second	
Name: JOHN H. PARCELL  Primary Address: 113 PINE STREET ORANGEVILLE, PA 17859  Phone: DOB: Relation: Daryher  Atternate Address: Date: D-32-14 Time: 1/-45  Phone: Deputy: Mileage:  Attorney / Originator: Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.						
Name: JOHN H. PARCELL  Primary Address: 113 PINE STREET ORANGEVILLE, PA 17859  Phone: DOB: Relation: Daryher  Atternate Address: Date: D-32-14 Time: 1/-45  Phone: Deputy: Mileage:  Attorney / Originator: Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.						
Name: JOHN H. PARCELL  Primary Address: 113 PINE STREET ORANGEVILLE, PA 17859  Phone: DOB: Relation: Daryher  Atternate Address: Date: D-32-14 Time: 1/-45  Phone: Deputy: Mileage:  Attorney / Originator: Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Serve To			• Addition to state of the Company	ner de Artes III de La companya de L	
Primary 113 PINE STREET Adult In Charge: DALLE, PA 17859 Charge: DALLE, PA 178		JOHN H PARCELL		and the second of the second of the second	- 14 Jan Oli	2
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Attorney / Originator:  Name: UDREN LAW OFFICES, PC	Address:			5579		
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PARCELL, JOHN H.

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	MORTGAGE SOLUTIONS INC		Case Number
vs. JOHN H. F	PARCELL (et al.)		2014CV682
	SERVICE CO	OVER SHEET	
Service De	talls:		
Category:	Real Estate Sale - Sale Notice		Zone: 193
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIGHTS	Control Contro
			:
Serve To:		Final Service:	
Name:	JODI PARCELL	)	dult In Charge Posted Other
Primary Address:	113 PINE STREET ORANGEVILLE, PA 17859	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date: 12-30-14	( Time: 1/45
Phone:	And the second of the second o	Deputy:	Mileage:
Attorney /	Originator:		
Name:	UDREN LAW OFFICES, PC	Phone:	The second secon
Service At	tempts:		
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Deputy:		ALLOW COMPANY CONTRACTOR OF THE PARTY OF THE	Perhand Made with Mills (Mills of the decision of the perhand of t
Service Att	tempt Notes:		- Anni American de American de Caractería de
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PARCELL, JOD

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Service Details: Category: Real Estate Sale - Sale Notice	REVERSE vs.	MORTGAGE SOLUTI	ONS INC	-		Case Number
Service Datails:  Category: Real Estate Sale - Sale Notice		PARCELL (et al.)				
Category: Real Estate Sale - Sale Notice  Manner:			SERVICE	COVER SH	EET	
Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFFS SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: Central Columbia SD Served: Personally Addit in Charge: Posted Other Primary 4777 Old Berwick Road Adult in Charge: Territal Haurnare.  Phone: 570-784-2850 DOB: Relation: Sicc Alternate Address: Date: 1-6-75 Time: // 37  Phone: Deputy: 4 Mileage:  Phone: Deputy: 4 Mileage:  Date: Time: Mileage: Deputy: Service Attempts.  Service Attempt Notes: 1. 2. 3. 4. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5.	Service D	etalls:				
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:   Final Service:   Name:   Central Columbia SD   Served:   Personally Apart In Charge   Posted Other   Ppimary   4777 Old Berwick Road   Adult In Charge:   Fact of Adult In Charge   Posted Other   Phone:   570-784-2850   DOB:   Relation:   S.C.   Alternate   Address:   Date:   1-6-75   Time:   // 3/7   Alternate   Address:   Deputy:   4/ Mileage:   Attorney   Originator:   Name:   UDREN LAW OFFICES, PC   Phone:   Service Attempts:   Date:   Image:   Deputy:   Service Attempt Notes:   1.   2.   3.   4.   5.	Category	Real Estate Sale - Sa	le Notice			Zone: 193
Serve To:  Name: Central Columbia SD  Served: Personally: Adult In Charge: Posted Other Primary  4777 Old Berwick Road Address: Bloomsburg, PA 17815  Phone: 570-784-2850  DOB: Relation:  Alternate Address:  Date: 1-6-15 Time: // 3/7  Alternate Address:  Deputy: 4/ Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts:  Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Manner:	< Not Specified >		Expires:	n n e e e e e e e e e e e e e e e e e e	Warrant:
Name: Central Columbia SD  Primary A777 Old Berwick Road Address: Bloomsburg, PA 17815  Phone: 570-784-2850  DOB: Relation: SC  Alternate Address:  Date: 1-6-15 Time: //37  Address:  Phone: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy:  Service Attempt Notes:  1.  2.  3.  4.  5.	Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE	AND DEBTOR'S F	RIGHTS	
Primary 4777 Old Berwick Road Address: Bloomsburg, PA 17815  Phone: 570-784-2850  DOB: Relation: S.C.  Alternate Address:  Date: 1-6-15 Time: //37  Address:  Phone: Deputy: 4/ Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Serve To:			Final Serv	lce.	
Address: Bloomsburg, PA 17815  Phone: 570-784-2850  DOB: Relation: Scc  Alternate Address:  Date: 1-6-15 Time: // 3/7  Phone: Deputy: 4/ Mileage:  Attorney/Originator:  Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.		e e e		Served:	Personally A	dult in Charge Posted Other
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Address:  Phone:  Deputy: 1/ Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC Phone:  Service Attempts:  Date:  Time:  Mileage: Deputy:  Service Attempt Notes:  1.  2.  3.  4.  5.	Phone:	570-784-2850	DOB:	Relation:	Sic	
Attorney / Originator:  Name: UDREN LAW OFFICES, PC Phone:  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.			en e la companya de	Date:	1-6-15	Time: // 37
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CENTRAL COLUMBIA SD

2014CV68

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	MORTGAGE SOLUTIONS INC				Number CV682
	SERVICE	COVER SHE	ET		
Service De Category: Manner: Notes:	Real Estate Sale - Sale Notice  < Not Specified >  PLAINTIFF NOTICE OF SHERIFF'S SALE A	Expires: ND DEBTOR'S RIG	GHTS	Zone: Warrant:	193
Serve To:		Final Service	9.		
Name:	OCCUPANT	Served:	Personally · A	<u>llt In Charge</u> F	osted Other
Primary Address:	113 PINE STREET ORANGEVILLE, PA 17859	Adult In Charge:	Jodi	PORCE!	<i>I</i>
Phone:	DOB:	Relation:	DEF		
Alternate Address:	Andrew Company	Date:	12-30-14	Time:	1145
Phone:	The second secon	Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:	Market State Control of the Control		
Service Att	iempts:				
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OCCUPAN

014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE vs.	MORTGAGE SOLUTIONS INC			Case	Number
	PARCELL (et al.)				4CV682
-	SERVICE CO	OVER SH	IEET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	193
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S	RIGHTS	an 'n an anna an	Committee of the commit
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Serve To:		Final Serv	vice:	7.000 (100 )	
Name:	Domestic Relations Office of Columbia Co.	Served:		Adult In Charge	Posted · Other
Primary	11 WEST MAIN STREET	Adult in	The second second	Fraley	
Address:	2ND FLOOR Bloomsburg, PA 17815	Charge:	Caruk	- 113180)	
Phone:	DOB:	Relation:	Clear		
Alternate	The second secon	Date:	7	ie / Time:	100 (63
Address:		Date.	12-30	14 mile.	1090
Phone:	: * *	Deputy:		Mileage:	The second secon
Attorney / (	Originator:		O		
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Att	'empts:				
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Time:	Annual contract of the contrac				
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Deputy:	The state of the s			- Control of the Charles III Property	na anana manana maka maka maka arawa a
Service Att	empt Notes:				
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DOMESTIC RELATIONS OF

2014CV682

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: 19.3  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary PO Box 380 Address: Bloomsburg, PA 17815 Charge: Charge: PO S70-389-5649 DOB: Relation: CLC, RK  Alternate Address: Deputy: Mileage: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone:  Service Attempts Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	VS.	MORTGAGE SOLUT	ONS INC				Number	
Service Details:  Category: Real Estate Sale - Sale Notice	JOHN H. I	PARCELL (et al.)				2014	ICV682	
Category: Real Estate Sale - Sale Notice  Manner:			SERVICE (	OVER SH	EET		<u>, , , , , , , , , , , , , , , , , , , </u>	_ င္ပ
Manner: < Not Specified > Expires: Warrant: 193 Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Name: Columbia County Tax Office Served: Personally Adult In Charge Posted Other Primary Address: Bloomsburg, PA 17815 Adult In Charge: HEATTHCAK S. HYATT  Phone: 570-389-5649 DOB: Relation: CLCAK  Alternate Address: Date: 12.136/14 Time: \$0:40  Phone: Deputy: Mileage:  Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone:  Service Attempts: Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Service De	otails						COLUMBIA
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To.  Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary Address: Bloomsburg, PA 17815 Charge: Heart Hea	Category:	Real Estate Sale - S	ale Notice			Zone:	The second secon	
Serve To:  Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary PO Box 380 Adults in Charge Posted Other Charge: Posted Other	Manner:	< Not Specified >	eren er et en	Expires:	arta dari dari dari	Warrant:	193	ြင်
Name: Columbia County Tax Office  Primary Address: Bloomsburg, PA 17815  Phone: 570-389-5649  Atternate Address:  Date: 12   30   14   Time: \$0:40  Phone: UDREN LAW OFFICES, PC  Phone: Phone: Phone:  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4.	Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE AN	ID DEBTOR'S F	RIGHTS			COUNTY TAX
Primary Address: Bloomsburg, PA 17815  Phone: 570-389-5649  Alternate Address:  Date: 12   30   14   Time: \$00:40  Phone: Deputy: Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC  Phone: Phone:  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4.				Final Serv	ice:			C 20
Address: Bloomsburg, PA 17815  Phone: 570-389-5649  DOB: Relation: CLCAK  Alternate Address: Date: 12. 30   14 Time: \$0:40  Phone: Deputy: Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC  Phone:  Service Attempts: Deputy:  Service Attempt Notes:  1. 2. 3. 4.		The second of th	x Office	Served:	Personally Adu	It In Charge	Posted · Other	140
Alternate Address:  Date: 12.30/14 Time: \$0:40  Phone:  Deputy:  Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC Phone:  Service Attempts:  Date:  Time: Mileage: Deputy:  Service Attempt Notes:  1.  2.  3.  4.			315		HEATHEN	< S. H	<b>Ч</b> ИТТ	2014CV682
Address: V2.130   14 Time: \$0:40  Phone: Deputy: S Mileage:  Attorney / Originator:  Name: UDREN LAW OFFICES, PC Phone:  Service Attempts: Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Phone:	570-389-5649	DOB:	Relation:	CLERK			
Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone:  Service Attempts: Date: Time: Mileage: Deputy:  Service Attempt Notes: 1. 2. 3. 4.				Date:	12/30/14	Time:	<b>\$</b> 0:40	
Name: UDREN LAW OFFICES, PC Phone:  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Phone:		\$ 	Deputy:	8	Mileage:		POE
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Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Name:	UDREN LAW OFFICE	S, PC	Phone:	1 (1975) 1 (1984) 1 (1985) 1 (1985)			BOX 380,
Time: Mileage: Deputy:  Service Attempt Notes:  1.  2.  3.  4.	Service Att	empts:				3,000		BLOOMSBURG
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Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Time:							BU
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# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV682

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, MARCH 18, 2015 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, BOROUGH OF ORANGEVILLE, AND

DESCRIBED AS FOLLOWS: TRACT NO. 1 - BEGINNING AT A STONE CORNER ON THE NORTHERLY SIDE OF PINE STREET AT THE SOUTHEASTERLY CORNER OF OTHER LAND OF THE GRANTORS; THENCE ALONG SAID LAND NORTH 36 DEGREES 33 MINUTES EAST, A DISTANCE OF 149 FEET TO A STONE AT THE NORTHEASTERLY CORNER OF SAID OTHER LAND OF THE GRANTORS; THENCE SOUTH 52 DEGREES 22 MINUTES EAST, PARALLEL TO PINE STREET, A DISTANCE OF 24 FEET TO A POINT THENCE SOUTH 36 DEGREES 33 MINUTES WEST, ALONG LAND LATE OF ALFRED N. KELLER, A DISTANCE OF 149 FEET TO THE NORTHERLY SIDE OF PINE STREET; THENCE NORTH 52 DEGREES 22 MINUTES WEST ALONG SAID PINE STREET, A DISTANCE OF 24 FEET TO THE STONE, THE PLACE OF BEGINNING.

CONTAINING 3,576 SQUARE FEET OF LAND. SUBJECT, HOWEVER, TO AN

EASEMENT IN FAVOR OF KNOB MOUNTAIN SPRING WATER COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TO MAINTAIN A SIX-INCH WATER MAIN RUNNING FROM ITS RESERVOIR ACROSS THE SOUTHEASTERLY CORNER OF THE LAND ABOVE DESCRIBED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER A STRIP OF LAND ONE ROD WIDE CENTERED BY SAID WATER MAIN FOR REPAIRS, REPLACEMENT OR IMPROVEMENTS THERETO.

TRACT NO. 2 - BEGINNING AT A POINT ON PINE STREET; THENCE NORTHERLY ALONG LAND LATE OF ALFRED N KELLER, 140 FEET TO A POST CORNER; THENCE EASTERLY ALONG LAND LATE OF JOHN KNORR 54 FEET TO A POST CORNER; THENCE SOUTHWARDLY ALONG LAND NOW OR LATE OF ALICE KESTER 149 FEET TO PINE STREET; THENCE WESTWARDLY ALONG PINE STREET 54 FEET TO THE PLACE OF BEGINNING, CONTAINING 8,046 SQUARE FEET OF LAND, MORE OR LESS.

TRACT NO. 3 - BEGINNING AT A CORNER ON REAR END OF LOT FORMERLY OF ALICE KELLER AND LANDS NOW OR LATE OF H. J. CONNER AND M. F. CONNER; THENCE EASTWARDLY ALONG SAID LINE OF LANDS NOW OR LATE OF H. J. CONNER AND M. F. CONNER, 12 FEET TO A CORNER; THENCE SOUTHWARDLY ALONG LINE OF LANDS NOW OR LATE OF SAID H. J. CONNER, 149 FEET TO A POST CORNER ON PINE STREET; THENCE WESTWARDLY ALONG PINE STREET 12 FEET TO A POST CORNER OF LOT NOW OR LATE OF ALICE KELLER; THENCE NORTHWARDLY ALONG LINE OF LAND NOW OR LATE OF ALICE KELLER 140 FEET TO THE PLACE OF BEGINNING. CONTAINING 1,788 SQUARE FEET OF LAND, MORE

OR LESS. SAID LAND ADJOINS ON THE EAST THE LAND DESCRIBED AS TRACT NO. 2, ABOVE.

BEING KNOWN AS: 113 Pine Street, Orangeville, PA 17859

PROPERTY ID NO.: 28-02-068-00-000

TITLE TO SAID PREMISES IS VESTED IN John H. Parcell BY DEED FROM John H. Parcell and Janice L. Parcell, Husband and Wife DATED 12/12/2005 RECORDED 01/11/2006 IN DEED BOOK Instrument #200600359.

PROPERTY ADDRESS: 113 PINE STREET, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 28-02-068-00-000

Seized and taken into execution to be sold as the property of JOHN H. PARCELL, UNKNOWN HEIRS FROM OR UNDER JOHN H. PARCELL, JOHN PARCELL, JR, JEFF PARCELL, JODI PARCELL, UNKNOWN HEIRS PARCELL in suit of REVERSE MORTGAGE SOLUTIONS 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 failts 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 agiainst 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 conneciton 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: UDREN LAW OFFICES, PC CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

### ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

Reverse Mortgage Solutions, Inc.

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell Jodie Parcell, Known Heir of John H. Parcell Jeff Parcell, Known Heir of John H. Parcell John Parcell, Jr., Known Heir of John H. Parcell John H Parcell, Last Record Owner

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

2014-ED-193

#### WRIT OF EXECUTION

### TO THE SHERIFF OF COLUMBIA COUNTY:

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

#### 113 Pine Street, Orangeville, PA 17859

Amount due	\$ <u>56,709.21</u>
Interest From 12/19/2014 to Date of Sale Ongoing Per Diem of \$9.350 to actual date of sale including held at a later date	\$ <u>0</u> ng if sale is
(Costs to be added)	\$
	Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016 MJU#: 14020101 CASE#: 140201612016

### ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

Reverse Mortgage Solutions, Inc.

Plaintiff

 $\mathbf{v}$ .

JEFF PARCELL, KNOWN HEIR OF JOHN H. PARCELL, ODIE PARCELL, KNOWN HEIR OF JOHN H. PARCELL, JOHN PARCELL, JOHN H. PARCELL, JOHN H. PARCELL, LAST RECORD OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN H. PARCELL

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: John Parcell, Jr., Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

Your house (real estate) at 113 Pine Street, Orangeville, PA 17859 is scheduled to be sold at the Sheriff's Sale on Nach 18 at 9.00 at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$56,709.21, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

### 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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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.

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 on page two 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 TAKE PLACE.

- If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
- 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.
- 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 856-669-5400.
- 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 the 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 30 days after the 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 Schedule of Distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

#### UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

ATTORNEY FOR PLAINTIFF

Reverse Mortgage Solutions, Inc.

Plaintiff

v.

pleadings@udren.com

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

Unknown Heirs, Successors, Assigns and All Persons, MORTGAGE FORECLOSURE

NO. 2014-CV-682

Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell Jodie Parcell, Known Heir of John H. Parcell Jeff Parcell, Known Heir of John H. Parcell John Parcell, Jr., Known Heir of John H. Parcell John H Parcell, Last Record Owner

Defendant(s)

#### **AFFIDAVIT PURSUANT TO RULE 3129,1** AND RULE 76

Reverse Mortgage Solutions, Inc., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipc for the Writ of Execution was filed, the following information concerning the real property located at:

#### 113 Pine Street, Orangeville, PA 17859

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell 113 Pine Street Orangeville, PA 17859

Jodie Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

Jeff Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John Parcell, Jr., Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John H Parcell, Last Record Owner 113 Pine Street Orangeville, PA 17859

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell 113 Pine Street Orangeville, PA 17859

Jodie Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

Jeff Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John Parcell, Jr., Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John H Parcell, Last Record Owner 113 Pine Street Orangeville, PA 17859

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

Jr Lien Holders - None

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

Reverse Mortgage Solutions, Inc. 2727 Spring Creek Dr. Spring, TX 77373

Sr Mortgage Holders - None

Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, DC 20410

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

Sr lien Holders - None

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

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

Columbia County Tax Claim Bureau P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

Tenants/Occupants
113 Pine Street
Orangeville, PA 17859

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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. sec. 4904 relating to unsworn falsification to authorities.

DATED:

UDREN LAW OF GES, P.C

Attorney for

MJU#: 14020101 CASE#: 14020101-1 AMAANDA

MIANDA : PAUER ESOLIA

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Udren, Esq. Licensed: PA, NJ, Jr.

## UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (Pt) 856-669-5400 (FX) 856-669-5399 www.udren.com Florida Office 2 101 W. Commercial Blvd Suite 5100 Fort Lauderdale, FL 33309 (PH) 954-378-1757 (FX) 954-378-1758

Sheriff of Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: Rev

Reverse Mortgage Solutions, Inc.

VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell

Jodie Parcell, Known Heir of John H. Parcell Jeff Parcell, Known Heir of John H. Parcell John Parcell, Jr., Known Heir of John H. Parcell

John H Parcell, Last Record Owner

Columbia County C.C.P. No. 2014-CV-682

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN H. PARCELL 113 PINE STREET, ORANGEVILLE, PA 17859

- ✓ JODIE PARCELL, KNOWN HEIR OF JOHN H. PARCELL × 113 PINE STREET, ORANGEVILLE, PA 17859
- ✓ JEFF PARCELL, KNOWN HEIR OF JOHN H. PARCELL

  X
  113 PINE STREET, ORANGEVILLE, PA 17859
- imes JOHN PARCELL, JR., KNOWN HEIR OF JOHN H. PARCELL imes 113 PINE STREET, ORANGEVILLE, PA 17859
- JOHN H PARCELL, LAST RECORD OWNER
  113 PINE STREET, ORANGEVILLE, PA 17859

### **SPECIAL INSTRUCTIONS:**

Please then, POST the property with the Handbill at 113 Pine Street, Orangeville, PA 17859.

UDREN LAW OFFICES, P.C.

Attorney

AMANDA L. RAUER, ESQUIRE

DA LO # 307028

### REAL ESTATE OUTLINE

ED# 2014 ED 193

DATE RECEIVED 2014	CV 682	
DOCKET AND INDEX 12 /2	9/2014	
	- 1 7	<u> </u>
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	$\chi$	
COPY OF DESCRIPTION	<del></del>	
WHEREABOUTS OF LKA	$\frac{-\lambda}{\lambda}$	
NON-MILITARY AFFIDAVIT		
NOTICES OF SHERIFF SALE	$\overline{\chi}$	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	×	
CHECK FOR \$1,350.00 OR	<u> </u>	CK# 74/08
**IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	
		CLLD
SALE DATE	March 18th	TIME 9:00
POSTING DATE	(11,140,011,14	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	
· · · · · · · · · · · · · · · · · · ·	2 <sup>ND</sup> WEEK	<u> </u>
	3 <sup>RD</sup> WEEK	

#### ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400 pleadings@udren.com

Reverse Mortgage Solutions, Inc.

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell Jodie Parcell, Known Heir of John H. Parcell John Parcell, Jr., Known Heir of John H. Parcell John H Parcell, Last Record Owner

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

#### **CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

Act 91 procedures have been fulfilled

Premises is not subject to the provisions of Act 91

This statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OF TICES, P.O.

BY: \_\_\_\_\_ Attorney for Plaintif

AMANDA! PAUER ESCHIPE

#### UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Reverse Mortgage Solutions, Inc.

Plaintiff

John H Parcell, Last Record Owner

 $\mathbf{v}$ .

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell Jodie Parcell, Known Heir of John H. Parcell Jeff Parcell, Known Heir of John H. Parcell John Parcell, Jr., Known Heir of John H. Parcell

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

## AFFIDAVIT PURSUANT TO RULE 3129.1 AND RULE 76

Reverse Mortgage Solutions, Inc., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, 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:

#### 113 Pine Street, Orangeville, PA 17859

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell 113 Pine Street Orangeville, PA 17859

Jodie Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

Jeff Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John Parcell, Jr., Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John H Parcell, Last Record Owner 113 Pine Street Orangeville, PA 17859 2. Name and address of Defendant(s) in the judgment:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell
113 Pine Street
Orangeville, PA 17859

Jodie Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

Jeff Parcell, Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John Parcell, Jr., Known Heir of John H. Parcell 113 Pine Street Orangeville, PA 17859

John H Parcell, Last Record Owner 113 Pine Street Orangeville, PA 17859

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

Jr Lien Holders - None

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

Reverse Mortgage Solutions, Inc. 2727 Spring Creek Dr. Spring, TX 77373

Sr Mortgage Holders - None

Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, DC 20410

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

Sr lien Holders - None

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

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

Columbia County Tax Claim Bureau P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

Tenants/Occupants
113 Pine Street
Orangeville, PA 17859

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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. sec. 4904 relating to unsworn falsification to authorities.

DATED:

UDREM LA

WOFNIGES, P.C.

BY:

Attorney for Pl

MJU#: 14020101 CASE#: 14020101-1

AMANDAL RAUER, ESQUIRE

44. E.C. # 307025

#### UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Reverse Mortgage Solutions, Inc.

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John H. Parcell Jodie Parcell, Known Heir of John H. Parcell Jeff Parcell, Known Heir of John H. Parcell John Parcell, Jr., Known Heir of John H. Parcell John H Parcell, Last Record Owner

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

2014-ED-193

## **WRIT OF EXECUTION**

### TO THE SHERIFF OF COLUMBIA COUNTY:

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

#### 113 Pine Street, Orangeville, PA 17859

Amount due	\$ <u>56,709.21</u>
Interest From 12/19/2014 to Date of Sale Ongoing Per Diem of \$9.350 to actual date of sale includi held at a later date	\$ 00 ng if sale is
(Costs to be added)	\$
	Prothonotary
Duck of March V. Company	γ <b>`</b>

Proth & Clerk of Sev. Courts

My Core Fix 1st Monday in 2016

MJU#: 14020101 CASE#: 14020101-1

## UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

### ATTORNEY FOR PLAINTIFF

pleadings@udren.com

٧.

Reverse Mortgage Solutions, Inc.

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION

Columbia County

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM NO. 2014-CV-682

OR UNDER JOHN H. PARCELL

JODIE PARCELL, KNOWN HEIR OF JOHN H.

**PARCELL** 

JEFF PARCELL, KNOWN HEIR OF JOHN H.

PARCELL

JOHN PARCELL, JR., KNOWN HEIR OF JOHN H.

PARCELL

JOHN H PARCELL, LAST RECORD OWNER

Defendant(s)

MORTGAGE FORECLOSURE

# SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 113 Pine Street, Orangeville, PA 17859

PARCEL NUMBER: 28-02-068-00-000

IMPROVEMENTS: Residential Property

UDŘEN L OFFICES, P.C.

Atthrney for

AMAMOA ER ESQUARE

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, BOROUGH OF ORANGEVILLE, AND DESCRIBED AS FOLLOWS:

TRACT NO. 1 - BEGINNING AT A STONE CORNER ON THE NORTHERLY SIDE OF PINE STREET AT THESOUTHEASTERLY CORNER OF OTHER LAND OF THE GRANTORS; THENCE ALONG SAID LAND NORTH 36 DEGREES 33 MINUTES EAST, A DISTANCE OF 149 FEET TO A STONE AT THE NORTHEASTERLY CORNER OFSAID OTHER LAND OF THE GRANTORS; THENCE SOUTH 52 DEGREES 22 MINUTES EAST, PARALLEL TO PINE STREET, A DISTANCE OF 24 FEET TO A POINT; THENCE SOUTH 36 DEGREES 33 MINUTES WEST, ALONG LAND LATE OF ALFRED N. KELLER, A DISTANCE OF 149 FEET TO THE NORTHERLY SIDE OF PINE STREET; THENCE NORTH 52 DEGREES 22 MINUTES WEST ALONG SAID PINE STREET, A DISTANCE OF 24 FEET TO THE STONE, THE PLACE OF BEGINNING.

CONTAINING 3,576 SQUARE FEET OF LAND. SUBJECT, HOWEVER, TO AN EASEMENT IN FAVOR OF KNOB MOUNTAIN SPRING WATER COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TO MAINTAIN A SIX-INCH WATER MAIN RUNNING FROM ITS RESERVOIR ACROSS THE SOUTHEASTERLY CORNER OF THE LAND ABOVE DESCRIBED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER A STRIP OF LAND ONE ROD WIDE CENTERED BY SAID WATER MAIN FORREPAIRS, REPLACEMENT OR IMPROVEMENTS THERETO.

TRACT NO. 2 - BEGINNING AT A POINT ON PINE STREET; THENCE NORTHERLY ALONG LAND LATE OF ALFRED N. KELLER, 149 FEET TO A POST CORNER; THENCE EASTERLY ALONG LAND LATE OF JOHN KNORR 54 FEET TO A POST CORNER; THENCE SOUTHWARDLY ALONG LAND NOW OR LATE OF ALICEKESTER 149 FEET TO PINE STREET; THENCE WESTWARDLY ALONG PINE STREET 54 FEET TO THE PLACE OF BEGINNING, CONTAINING 8,046 SQUARE FEET OF LAND, MORE OR LESS.

TRACT NO. 3 - BEGINNING AT A CORNER ON REAR END OF LOT FORMERLY OF ALICE KELLER ANDLANDS NOW OR LATE OF H. J. CONNER AND M. F. CONNER; THENCE EASTWARDLY ALONG SAID LINE OF LANDS NOW OR LATE OF H. J. CONNER AND M. F. CONNER, 12 FEET TO A CORNER; THENCE SOUTHWARDLY ALONG LINE OF LANDS NOW OR LATE OF SAID H. J. CONNER, 149 FEET TO A POST CORNER ON PINE STREET; THENCE WESTWARDLY ALONG PINE STREET 12 FEET TO A POST CORNER OF LOT NOW OR LATE OF ALICE KELLER; THENCE NORTHWARDLY ALONG LINE OF LAND NOW OR LATE OFALICE KELLER 140 FEET TO THE PLACE OF BEGINNING. CONTAINING 1,788 SQUARE FEET OF LAND, MORE OR LESS. SAID LAND ADJOINS ON THE EAST THE LAND DESCRIBED AS TRACT NO. 2, ABOVE.

BEING KNOWN AS: 113 Pine Street, Orangeville, PA 17859

PROPERTY ID NO.: 28-02-068-00-000

TITLE TO SAID PREMISES IS VESTED IN John H. Parcell BY DEED FROM John H. Parcell and Janice L. Parcell, Husband and Wife DATED 12/12/2005 RECORDED 01/11/2006 IN DEED BOOK Instrument #200600359.

#### ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

Reverse Mortgage Solutions, Inc.
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN H. PARCELL; JODIE PARCELL, KNOWN HEIR OF JOHN H. PARCELL; JEFF PARCELL, KNOWN HEIR OF JOHN H. PARCELL, JR., KNOWN HEIR OF JOHN H. PARCELL; JOHN H PARCELL, LAST RECORD OWNER;

Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

# 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.

Date: 124 1114

UDREN LAWOFFICES, P.C.

Atterney for/Ptalikiff

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