

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/30/2014	Advance Fee	Advance Fee	74108	\$0.00	\$1,500.00
12/30/2014	Advertising 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	Levy			\$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: \$(1,530.81)

82868

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Beneficial
BANK

82868R

3-7568/2360

One Thousand Five Hundred Thirty and 81/100*****

DATE
September 10, 2015

AMOUNT
1,530.81

**PAY
TO THE
ORDER
OF**

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

VOID AFTER 90 DAYS

Parcel: 113 Pine Street, Orangeville, PA 17859, 3000028461, Parcel/yb

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈082868⑈ ⑆236075689⑆ 9500077186⑈

Timothy Chamberlain

From: Jefferson, Tarin [TJefferson@udren.com]
Sent: 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
*Mark J. Udren, Esq.
Licensed: PA, NJ, IL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

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

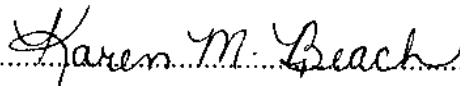
MJU#: 14020101 CASE#: 14020101-1

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

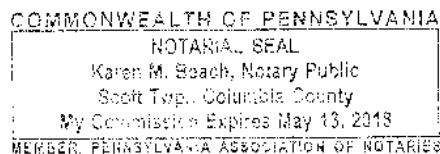
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 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.



Sworn and subscribed to before me this 11th day of March 2015.



(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1020266
Description: John Parcell Sale
Run Dates: 02/25/15 to 03/11/15
Class: 2
Agate Lines: 267
Blind Box:

Total Ad Cost \$1,460.31
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	02/25/15	03/11/15	3	\$1,460.31

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 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 and remainder 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 1 AT THE SOUTHEASTLY CORNER OF OTHER LAND OF THE GRANTORS, THENCE ALONG SAID LAND NORTH 36 DEGREES 35 MINUTES EAST, A DISTANCE OF 149 FEET TO A STONE AT THE NORTHEASTLY 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 38 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 SOUTHEASTLY 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 PLANTS, REPLACEMENT OR IMPROVEMENTS THEREON.

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 THE EAST END OF LOT FORMERLY OF ALICE KELLER AND LANDS NOW OR LATE OF H. J. CONNER AND M. J. CONNER, THENCE EASTWARDLY ALONG SAID LINE OF LANDS NOW OR LATE OF H. J. CONNER AND M. J. 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: 1-3 Pine Street, Orangeville, PA 17859

PROPERTY ID NO. 2802-06800000
TITLE TO SAID PREMISES IS VESTED IN JOHN H. PARCELL BY DEED FROM John H. Parcell and James J. 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

JULI / TAX PARCEL NUMBER 2802-06800000

Seized and taken, to execution to be sold as the property of JOHN H. PARCELL, UNKNOWN HEIRS EXCEPT JOHN H. PARCELL, JOHN PARCELL, JR., JULI PARCELL, JODI PARCELL, UNKNOWN HEIRS PARCELL in sum of REFERENCE MORTGAGE SOLUTIONS INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash opening bid at sale. Minimum payment is in the form of 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
LORIN LAW OFFICES, PC
CHERRY HILL, NJ

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

REVERSE MORTGAGE SOLUTIONS INC vs.

Defendant

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

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,460.31
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Surcharge	\$150.00

Total Sheriff Costs \$2,302.81

Municipal Costs

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

Total Municipal Costs \$1,348.46

Distribution Costs

Recording Fees	\$69.00
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Total Distribution Costs \$69.00

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)

100 Columbia County Sheriff, Timm, 100

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

Grand Total:

\$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, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) Columbia County Sheriff, Pennsylvania, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Reverse Mortgage Solutions vs John Parcell

NO. 193-2014 ED NO. 682-2014 JD

DATE/TIME OF SALE: MARCH 18, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ 1560

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>457.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1460.31</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1685.31</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>69.00</u>
TOTAL ***** \$ <u>79.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20__	\$ <u>246.07</u>
SCHOOL DIST. 20__	\$ _____
DELINQUENT 20__	\$ <u>1102.39</u>
TOTAL ***** \$ <u>1348.46</u>	

MUNICIPAL FEES DUE:	
SEWER 20__	\$ _____
WATER 20__	\$ _____
TOTAL ***** \$ <u>—0—</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>—0—</u>	

TOTAL COSTS (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	PENDING	COSTS	TOTAL AMOUNT DUE
2014	PRIM	1,089.67	7.72		0.00	1,097.39
TOTAL DUE :						\$1,097.39

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2014

REQUESTED BY:

Columbia County Sheriff

AS

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:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027618	R	\$73.87	04/30/2015	\$75.38	06/30/2015	\$82.92	08/31/2015
		Payment					
027618	G	\$155.79	04/30/2015	\$158.97	06/30/2015	\$174.87	08/31/2015
		Payment					
027618	S	\$16.41	04/30/2015	\$16.75	06/30/2015	\$18.43	08/31/2015
		Payment					

246.07 4/30/15

Total Paid To Date:

\$0.00

Signature

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC

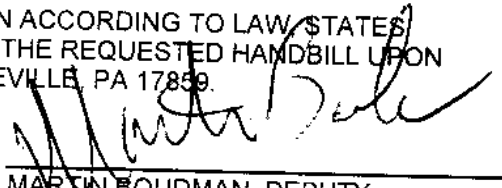
vs.

JOHN H. PARCELL (et al.)

Case Number
2014CV682

SHERIFF'S RETURN OF SERVICE

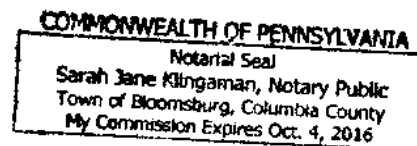
02/12/2015 09:15 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 113 PINE STREET, ORANGEVILLE, PA 17859.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


February 13, 2015



NOTARY

Affirmed and subscribed to before me this

13TH day of FEBRUARY, 2015


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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 113 PINE STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

02-12-15

Time:

0915

Deputy:

8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 193

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JEFF PARCELL

Primary Address: 113 PINE STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: JEFF PARCELL

Relation: SISTER

Date: 12-30-14

Time: 1145

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

PARCELL, JEFF

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 193

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOHN PARCELL, JR
Primary Address: 113 PINE STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: JOHN PARCELL

Relation: SISTER

Date: 12-30-14

Time: 1145

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

PARCELL JR, JOHN

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 193

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOHN H. PARCELL
Primary Address: 113 PINE STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: J H PARCELL

Relation: Daughter

Date: 12-30-14

Time: 1145

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

PARCELL, JOHN H.

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 193

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JODI PARCELL

Primary Address: 113 PINE STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation: REF

Date: 12-30-14

Time: 1145

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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4.

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PARCELL, JODI

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

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



71901140006000043967

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 193

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Terri Hummer

Relation: Sec

Date: 1-6-15 Time: 11:37

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. _____
6. _____

CENTRAL COLUMBIA SD

2014CV682

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Warrant: 193

Serve To:

Name: OCCUPANT

Primary Address: 113 PINE STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jodee Parcell

Relation: DEF

Date: 12-30-14 Time: 1145

Deputy: 8 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2014CV682

113 PINE STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 193

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Carol Friley

Relation: Clerk

Date: 12-30-14

Time: 1040

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2014CV682

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV682

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Expires:

Warrant:

193

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: HEATHCAR S. HYATT

Relation: CLERK

Date: 12/30/14

Time: 00:40

Deputy:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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6.

COLUMBIA COUNTY TAX C

2014CV682

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

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

\$ 56,709.21

Interest From 12/19/2014
to Date of Sale

\$ _____

*Ongoing Per Diem of \$9,3500
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By Barbara N. Silvestri
Clerk

Date Dec. 26, 2014

Proth & Clerk of Sev. Courts
My Com. Ex. 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
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Reverse Mortgage Solutions, Inc.
Plaintiff

v.

**JEFF PARCELL, KNOWN HEIR OF
JOHN H. PARCELL, (ODIE PARCELL,
KNOWN HEIR OF JOHN H. PARCELL,
JOHN PARCELL, JR., KNOWN HEIR OF
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 March 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.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to 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.

1. 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.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 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 LICENCIADOS
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
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

Reverse Mortgage Solutions, Inc.
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

**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)

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

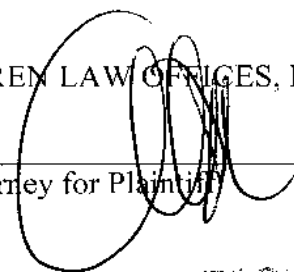
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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: 12/19/14

UDREN LAW OFFICES, P.C.
BY: 
Attorney for Plaintiff

MJU#: 14020101 CASE#: 14020101-1 **AMANDA L. BAUER, ESQUIRE**
JAN 14 2015

COF

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

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 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: **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** X
113 PINE STREET, ORANGEVILLE, PA 17859

✓ **JEFF PARCELL, KNOWN HEIR OF JOHN H. PARCELL** X
113 PINE STREET, ORANGEVILLE, PA 17859

✓ **JOHN PARCELL, JR., KNOWN HEIR OF JOHN H. PARCELL** X
113 PINE STREET, ORANGEVILLE, PA 17859

✓ **JOHN H PARCELL, LAST RECORD OWNER** X
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 for Plaintiff

AMANDA L. RAUER, ESQUIRE

PA. ID # 307028

REAL ESTATE OUTLINE

ED # 2014 ED 193

DATE RECEIVED 2014 CV 682
DOCKET AND INDEX 12/29/2014

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>74108</u>

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

SALE DATE March 18th TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

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)

ATTORNEY FOR PLAINTIFF

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 OFFICES, P.C.

BY: 
Attorney for Plaintiff

AMANDA L. BAUER ESQUIRE
JUL 14 2014 9:07025

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

ATTORNEY FOR PLAINTIFF

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

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: 12/19/14

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

MJU#: 14020101 CASE#: 14020101-1 AMANDA L. RAUER, ESQUIRE
PA. J.C. # 307025

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

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

\$ 56,709.21

Interest From 12/19/2014
to Date of Sale

\$ _____

*Ongoing Per Diem of \$9,3500
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____

Prothonotary

By Barbara N. Silvestri
Clerk

Date Dec 26, 2014

Proth & Clerk of Sev. Courts

My Comm. Exp. 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
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Reverse Mortgage Solutions, Inc.
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

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)

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

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

AMANDA L. BAUER, ESQUIRE
NJ 08003-3620

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, 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 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.

UDREN LAW OFFICES, P.C.
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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Reverse Mortgage Solutions, Inc.
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-682

**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)

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: 12/11/14

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

AMANDA L. UDREN, ESQUIRE
STATE ID # 307026

Document Receipt

Trans #	4400	Carrier / service:	USPS Server	First-Class Mail®	12/30/2014 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING & URBAN
DEVELOPMENT

451 SEVENTH STREET S.W.

Tracking #: 71901140006000043981

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WASHINGTON DC 20410

Document Receipt

Trans #	4399	Carrier / service	USPS Server	First-Class Mail®	12/30/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000043974

Doc Ref #: 2014ED193

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000043967

Doc Ref #: 2014ED193

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PHILADELPHIA PA 19107

193

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000043967
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PHILADELPHIA PA 19107

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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000043950

Doc Ref #: 2014ED193

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HARRISBURG PA 17105

193

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000043943

Doc Ref #: 2014ED193

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

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SECRETARY OF HOUSING & URBAN
DEVELOPMENT

451 SEVENTH STREET S.W.

Tracking #: 71901140006000043981

Doc Ref #: 2014ED193

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WASHINGTON DC 20410