

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Nat'lstaric Mortgage vs Franklin + Kimberly Lesniewsky

NO. 59-2014 ED NO. 914-2012 JD

DATE/TIME OF SALE: Aug. 13, 2014

BID PRICE (INCLUDES COST) \$ 70000.00 (1989.80)

POUNDAGE - 2% OF BID \$ 1400.00

TRANSFER TAX - 2% OF FAIR MKT \$ ---

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3639.80

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Tracy L. Mullen

TOTAL DUE: \$ 3639.80

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ ---

TOTAL DUE IN 8 DAYS \$ 2289.80

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
NATIONSTAR MORTGAGE, LLC

vs.

**Defendant**  
FRANKLIN LESNEFSKY  
KIMBERLY LESNEFSKY

**Attorney for the Plaintiff:**

PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, August 13, 2014

**Writ of Execution No. :** 2012CV914

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 14 POPS LANE, BLOOMSBURG, PA 17815

## 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.	\$1,119.30
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	\$180.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
<b>Total Sheriff Costs</b>	<b>\$1,922.80</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>
<b>Grand Total:</b>	<b>\$1,989.80</b>

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)

by CountyState Sheriff, Paedson inc



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-567-0072  
MELISSA.CONNOR@fedphe.com

MELISSA CONNOR  
Legal Assistant, Ext. 1342

September 24, 2014

Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380 ,W. Main Street  
Bloomsburg, PA 17815

Re: FRANKLIN E. LESNEFSKY  
KIMBERLY A. LESNEFSKY  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526  
2012-CV-914

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
Melissa Connor  
On behalf of Phelan Hallinan, LLP

cc: NATIONSTAR MORTGAGE, LLC

PH # 787307

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A. CORRESPONDENT - All inquires may be directed to the following person:

Name <b>Phelan Hallinan, LLP</b>	Telephone Number <b>Area Code 215-563-7000</b>
Street Address <b>1617 JFK Boulevard, Suite 1400 One Penn Center Plaza</b>	City State Zip Code <b>Philadelphia PA 19103</b>

## B. TRANSFER DATA

Grantor(s)/Lessor(s)  
**Timonthy Chamberlain, Sheriff**

Street Address  
**PO Box 380, W. Main Street**  
City State Zip Code  
**Bloomsburg PA 17815**

## C. Date of Acceptance of Document 9/24/14

Grantee(s)/Lessee(s)  
**FEDERAL HOME LOAN MORTGAGE CORPORATION**

Street Address  
**8200 Jones Branch Drive, Mailstop 202**  
City State Zip Code  
**McLean VA 22102**

## D. REAL ESTATE LOCATION

Street Address  
**14 POPS LANE, BLOOMSBURG, PA 17815-7526**

City, Township, Borough  
**BEAVER TOWNSHIP**

County <b>COLUMBIA</b>	School District <b>BLOOMSBURG AREA S.D.</b>	Tax Parcel Number <b>01-12-005-06,000</b>
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## E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration <b>\$70,000.00 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$70,000.00</b>
4. County Assessed Value <b>\$26,861.00</b>	5. Common Level Ratio Factor <b>x 3.61</b>	6. Fair Market Value <b>= \$96,968.21</b>

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest in Real Estate <b>100%</b>
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## Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ \*Other (Please explain exemption claimed, if other than listed above.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(e). This is a Government Instrumentality.

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

MELISSA CONNOR

Date

9/24/14

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Phelan Hallinan, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001458629

DATE  
9/24/2014

AMOUNT  
\*\*\*\*\$2,289.80

PAY TWO THOUSAND TWO HUNDRED EIGHTY-NINE AND 80 / 100 Dollars

TO THE Sheriff of Columbia County  
ORDER 35 W Main Street  
OF Bloomsburg, PA 17815

MOC [787307] 14 POPS LANE (2012-CV-914)

  
AUTHORIZED SIGNATURE

⑈001458629⑈ ⑆036001808⑆ 361508666⑈

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Lesnet  
 NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</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>18.00</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>6.00</u>	
NOTARY	\$ <u>75.00</u>	
TOTAL *****		\$ <u>433.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>119.30</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>134.30</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1977.80

**Phelan Hallinan, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

**Elias Donado**  
**Legal Assistant,**

---

Timothy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: NATIONSTAR MORTGAGE, LLC v. FRANKLIN E. LESNEFSKY et al.**  
**No.: 2012-CV-914**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 08/13/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

**Elias Donado, Legal Assistant**

CC: FRANKLIN E. LESNEFSKY  
KIMBERLY A. LESNEFSKY

PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

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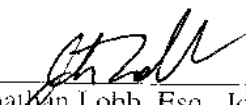
**CIVIL DIVISION**

**No.: 2012-CV-914**

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/16/2014 at 09:00 AM in the above-captioned matter has been continued until 08/13/2014 at 09:00 AM.

Date: 7/29/14

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff



PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

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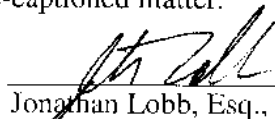
**CIVIL DIVISION**

**No.: 2012-CV-914**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/29/14

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

**CIVIL DIVISION**

**No.: 2012-CV-914**


**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

**FRANKLIN E. LESNEFSKY**  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526

**KIMBERLY A. LESNEFSKY**  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526

Date: 7/29/19

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

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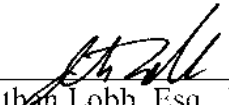
**CIVIL DIVISION**

**No.: 2012-CV-914**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/28/14

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

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: **CIVIL DIVISION**  
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: **No.: 2012-CV-914**  
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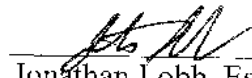
**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

FRANKLIN E. LESNEFSKY  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526

KIMBERLY A. LESNEFSKY  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526

Date: 7/28/14

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phclanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

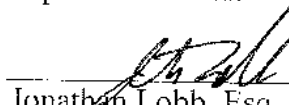
**CIVIL DIVISION**

**No.: 2012-CV-914**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/28/14

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

**Phelan Hallinan, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

**Elias Donado**  
**Legal Assistant,**

---

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: NATIONSTAR MORTGAGE, LLC v. FRANKLIN E. LESNEFSKY et al.**  
**No.: 2012-CV-914**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 08/13/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

**Elias Donado**, Legal Assistant

CC: FRANKLIN E. LESNEFSKY  
KIMBERLY A. LESNEFSKY

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2014

Fee: \$5.00

Cert. NO: 18354

LESNEFSKY FRANKLIN E & KIMBERLY A  
14 POPS LANE  
BLOOMSBURG PA 17815

District: BEAVER TWP  
Deed: 20071 -0251  
Location: LOT 1  
Parcel Id:01 -12 -005-06,000

Assessment: 26,861  
Balances as of 05/20/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By Columbia County Sheriff Per: RL

# 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

2014 - REAL ESTATE

As of Date: 05/20/2014 08:23:34 AM

Owner: LESNEFSKY FRANKLIN E & KIMBERL

14 POPS LANE

BLOOMSBURG PA 17815

Municipality: BEAVER TWP

Parcel #: 01 -12 -005-06,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
000548	G	\$240.76	04/30/2014	\$245.67	06/30/2014	\$270.24	08/31/2014
		Discount Payment		05/07/2014		\$240.76	
000548	S	\$35.41	04/30/2014	\$36.13	06/30/2014	\$39.74	08/31/2014
		Discount Payment		05/07/2014		\$35.41	
000548	R	\$39.48	04/30/2014	\$40.29	06/30/2014	\$44.32	08/31/2014
		Discount Payment		05/07/2014		\$39.48	

Total Paid To Date:

\$315.65

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.



**Phelan Hallinan, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax 215-568-7616**

**CHRISTINE SCHOFFLER**  
**Legal Assistant, 1286**

**Representing Lenders in**  
**Pennsylvania**

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

No.: 2012-CV-914  
No.: 2014-ED-59

**Re: NATIONSTAR MORTGAGE, LLC VS. FRANKLIN E. LESNEFSKY, and KIMBERLY A.**  
**LESNEFSKY**  
**No.: 2012-CV-914, No.: 2014-ED-59**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 06/11/2014 Sheriff Sale.\*\***

**IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.**

Very truly yours,

**Phelan Hallinan, LLP**

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE, LLC  
Plaintiff,

v.


FRANKLIN E. LESNEFSKY  
KIMBERLY A. LESNEFSKY  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2012-CV-914  
: No.: 2014-ED-59

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

Date: 5/19/14

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and  
Address  
Of Sender

Phelan Hallinan, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

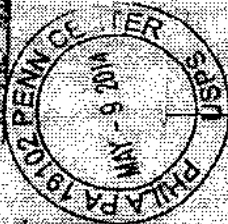
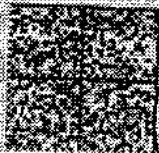
AZK/SCS - 06/11/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 14 POPS LANE BLOOMSBURG, PA 17815-7526	\$0.47
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47
4	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47
5	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.47
		<b>VERIFIED MAIL SERVICE (VMS) PERKINS COLUMBIA</b>	\$2.35

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required for all domestic and international registered mail. The maximum indemnity payable for the return of lost or damaged registered mail is \$50,000 per piece. The maximum indemnity payable for lost or damaged registered mail is \$500. The maximum indemnity payable for registered mail sent with optional insurance. See Domestic Mail Manual 3090.5913 and 3091.1 for limitation of coverage.
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Form 3877 Facsimile

U.S. POSTAGE & METS  
\$0.03 65  
0001001001 MAY 08 2014



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2014

Fee: \$5.00

Cert. NO: 18354

LESNEFSKY FRANKLIN E & KIMBERLY A  
14 POPS LANE  
BLOOMSBURG PA 17815

District: BEAVER TWP  
Deed: 20071 -0251  
Location: LOT 1  
Parcel Id:01 -12 -005-06,000

Assessment: 26,861  
Balances as of 05/20/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By Columbia County Sheriff Per: 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

2014 - REAL ESTATE

As of Date: 05/20/2014 08:23:34 AM

Owner: LESNEFSKY FRANKLIN E & KIMBERL

14 POPS LANE

BLOOMSBURG PA 17815

Municipality: BEAVER TWP

Parcel #: 01 -12 -005-06,000

Property Desc:

### Discount:

### Face:

### Penalty:

<u>Bill #</u>		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
000548	G	\$240.76	04/30/2014	\$245.67	06/30/2014	\$270.24	08/31/2014
			Discount Payment	05/07/2014		\$240.76	
000548	S	\$35.41	04/30/2014	\$36.13	06/30/2014	\$39.74	08/31/2014
			Discount Payment	05/07/2014		\$35.41	
000548	R	\$39.48	04/30/2014	\$40.29	06/30/2014	\$44.32	08/31/2014
			Discount Payment	05/07/2014		\$39.48	

Total Paid To Date:

\$315.65

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.

# 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 07/09/14

Account:

Name:

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

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

Ad ID: **998495**  
Description: **Lesnfsky 2012cv914**  
Run Dates: **07/23/14 to 08/06/14**  
Class: **2**  
Agate Lines: **210**  
Blind Box:

**Total Ad Cost \$1,119.30**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/23/14	08/06/14	3	\$1,119.30

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV914

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, AUGUST 13, 2014  
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

CONTAINING 1.100 acres and being designated as Lot No. 1 on a survey prepared by Baffle, James and Associates, dated July 22, 1994 and approved by the Columbia County Planning Commission on September 20, 1994 and recorded in Columbia County Map Book 7, at page 599.

TITLE TO SAID PREMISES VESTED IN Franklin E. Lesnfsky and Kimberly A. Lesnfsky, by Deed from George A. Force and Deanna L. Force, h/w, dated 10/04/2007, recorded 10/04/2007 in Instrument Number 200710251.

Premises being: 14 POPS LANE, BLOOMSBURG, PA 17815-7526  
Tax Parcel # 01-12-005-06,000

PROPERTY ADDRESS: 14 POPS LANE, BEAVER TWP, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-12-005-06

Seized and taken into execution to be sold as the property of FRANKLIN LESNEFSKY, KIMBERLY LESNEFSKY in suit of NATIONSTAR MORTGAGE, LLC.

**TERMS OF SALE:** MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
PHILAN & HALLINAN LLP  
PHILADELPHIA, PA 215-663-7000

# 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 07/09/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 998495  
Description: Lesnfsky 2012cv914  
Run Dates: 07/23/14 to 08/06/14  
Class: 2  
Agate Lines: 210  
Blind Box:

Total Ad Cost \$1,119.30  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/23/14	08/06/14	3	\$1,119.30

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV914

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, AUGUST 13, 2014  
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

CONTAINING 1.100 acres and being designated as Lot No. 1 on a survey prepared by Befile, James and Associates, dated July 22, 1994 and approved by the Columbia County Planning Commission on September 20, 1994 and recorded in Columbia County Map Book 7, at page 599.

TITLE TO SAID PREMISES VESTED IN Franklin E. Lesnfsky and Kimberly A. Lesnfsky, by Deed from George A. Force and Deanna L. Force, h/w, dated 10/04/2007, recorded 10/04/2007 in Instrument Number 200710251.

Premises being: 14 POPS LANE, BLOOMSBURG, PA 17815-7526  
Tax Parcel # 01-12-005-06,000

PROPERTY ADDRESS: 14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-12-005-06

Seized and taken into execution to be sold as the property of FRANKLIN LESNEFSKY, KIMBERLY LESNEFSKY in suit of NATIONSTAR MORTGAGE, LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
PHILAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

July 9, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: NATIONSTAR MORTGAGE, LLC v.  
FRANKLIN E. LESNEFSKY and KIMBERLY A. LESNEFSKY  
14 POPS LANE BLOOMSBURG, PA 17815-7526  
No.: 2012-CV-914

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 16, 2014 due to the following: Per Sheriff.

The Property is to be relisted for the August 13, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP



**Phelan Hallinan, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

**David A. Blakesley**  
**Legal Assistant, Ext. 1608**

---

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: NATIONSTAR MORTGAGE, LLC v. FRANKLIN E. LESNEFSKY et al.**  
**No.: 2012-CV-914**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 07/16/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

**David A. Blakesley, Legal Assistant**

CC: FRANKLIN E. LESNEFSKY  
KIMBERLY A. LESNEFSKY

PHELAN HALLINAN, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

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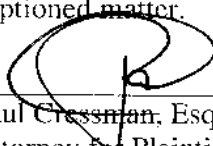
**CIVIL DIVISION**

**No.: 2012-CV-914**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6.16.14

  
\_\_\_\_\_  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)


**CIVIL DIVISION**

**No.: 2012-CV-914**

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 06/11/2014 at 09:00 AM in the above-captioned matter has been continued until 07/16/2014 at 09:00 AM.

Date: 6-16-14

  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

**CIVIL DIVISION**

**No.: 2012-CV-914**

**CERTIFICATION OF SERVICE**

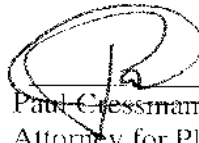
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

FRANKLIN E. LESNEFSKY  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526

KIMBERLY A. LESNEFSKY  
14 POPS LANE  
BLOOMSBURG, PA 17815-7526

Date: \_\_\_\_\_

6.16.14



Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff,

v.

**FRANKLIN E. LESNEFSKY**  
**KIMBERLY A. LESNEFSKY**  
Defendant(s)

**CIVIL DIVISION**

**No.: 2012-CV-914**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6.16.14

Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

June 6, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: NATIONSTAR MORTGAGE, LLC v.  
FRANKLIN E. LESNEFSKY and KIMBERLY A. LESNEFSKY  
14 POPS LANE BLOOMSBURG, PA 17815-7526  
No.: 2012-CV-914

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 11, 2014 due to the following: Per Sheriff.

The Property is to be relisted for the July 16, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE, LLC	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
FRANKLIN E. LESNEFSKY	:	
KIMBERLY A. LESNEFSKY	:	No.: 2012-CV-914
	:	No.: 2014-ED-59
Defendants	:	

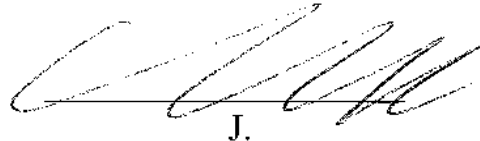
AND NOW, this 4 day of June, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$128,710.02
Interest Through May 8, 2014	\$28,173.28
Legal fees	\$2,300.00
Cost of Suit and Title	\$899.00
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$183.20
Escrow Deficit	\$8,107.53
<b>TOTAL</b>	<b>\$169,723.03</b>

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

  
J.

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2014 JUN -4 P 3:38

FILED  
PROTHONOTARY

787307

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SHERIFF'S RETURN OF SERVICE

05/05/2014 10:35 AM - DEPUTY SCOTT MAYERNICK, 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 14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

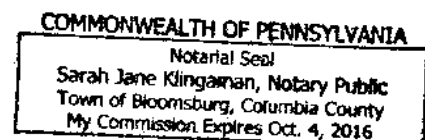
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

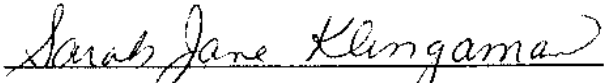
May 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2014





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/09/2014
<b>Notes:</b>	SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	14 POPS LANE BEAVER TWP. BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally - Adult In Charge - <del>Posted</del> - Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	5-5-14	<b>Time:</b>	10:35
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-7000
------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2012CV914

14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815 EXP: 05/09/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

### Serve To:

Name: FRANKLIN LESNEFSKY

Primary Address: 14 POPS LANE  
BEAVER TWP.  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Elaine Lesnefsky

Relation: Sister

Date: 4-15-14

Time: 11:55

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

LESNEFSKY, FRANKLIN

2012CV914

14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815 EXP: 05/09/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/09/2014

Warrant:

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

### Serve To:

Name: KIMBERLY LESNEFSKY

Primary Address: 14 POPS LANE  
BEAVER TWP.  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Elaine Lesnefsky

Relation: mother

Date: 4-15-14

Time: 11:55

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

LESNEFSKY, KIMBERLY

2012CV914

14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815 EXP: 05/09/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/09/2014

Warrant:

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

### Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally ~~Adult in Charge~~ Posted Other

Adult In Charge:

Mary Ward

Relation:

Def

Date:

4-10-14

Time:

0850

Deputy:

16

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

WARD, MARY F.

2012CV914

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 05/09/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Cot

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: Karen Richendiser

Relation: clerk II

Date: 4 10 14 Time: 8:15

Deputy: 16 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF

2012CV914

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 05/09/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE, LLC  
vs.  
FRANKLIN LESNEFSKY (et al.)

Case Number  
2012CV914

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: SHERRY EVANS

Relation: CLERK

Date: 4-10-14 Time: 0810

Deputy: 16 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2012CV914

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/09/2014

Document Receipt				
Trans #	2520	Carrier / service:	USPS Server	First-Class Mail®
4/9/2014 12:00:00 AM				
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #	71901140006000025185	
		Doc Ref #:	59ED2014	
		Postage	5 3400	
PHILADELPHIA PA 19106				

Document Receipt					
Trans #	2519	Carrier / service	USPS Server	First-Class Mail®	4/9/2014 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET 5TH FLOOR		Tracking #:		71901140306000C25178	
ROBERT N.C NIX FEDERAL BUILDING		Doc Ref #		59ED2014	
PHILADELPHIA PA 19107		Postage		5.3400	



Document Receipt				
Trans #	2518	Carrier / service:	USPS Server	First-Class Mail®
4/9/2014 12:00:00 AM				
Ship to:				
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE		
PO BOX 8016		Tracking #:	71901140006000025161	
		Doc Ref #	59ED2014	
		Postage	5.3400	
HARRISBURG PA 17105				

## Document Receipt

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Trans #	2517	Carrier / service:	USPS Server	First-Class Mail®	4/9/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000025154

Doc Ref #: 59ED2014

Postage 5.3400

HARRISBURG PA 17128

## Document Receipt

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Trans #	2516	Carrier / service:	USPS Server	First-Class Mail®	4/9/2014 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking # 71901140006000025147

Doc Ref # 59ED2014

Postage 5.3400

HARRISBURG PA 17108

## Document Receipt

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Trans #	2515	Carrier / service:	USPS Server	First-Class Mail®	4/9/2014 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 71901140006000025130

Doc Ref #: 59ED2014

Postage 5.3400

PITTSBURGH PA 15222

## Document Receipt

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Trans #	2514	Carrier / service:	USPS Server	First-Class Mail®	4/9/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000025123

Doc Ref #: 59ED2014

Postage 5 3400

HARRISBURG PA 17105

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV914

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, JUNE 11, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN piece, parcel, or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

CONTAINING 1.100 acres and being designated as Lot No. 1 on a survey prepared by Bafie, James and Associates, dated July 22, 1994 and approved by the Columbia County Planning Commission on September 20, 1994 and recorded in Columbia County Map Book 7, at page 599.

TITLE TO SAID PREMISES VESTED IN Franklin E. Lesnfsky and Kimberly A. Lesnfsky, by Deed from George A. Force and Deanna L. Force, h/w, dated 10/04/2007, recorded 10/04/2007 in Instrument Number 200710251.

Premises being: 14 POPS LANE, BLOOMSBURG, PA 17815-7526

Tax Parcel # 01-12-005-06,000

PROPERTY ADDRESS: 14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-12-005-06

Seized and taken into execution to be sold as the property of FRANKLIN LESNEFSKY, KIMBERLY LESNEFSKY in suit of NATIONSTAR MORTGAGE, LLC.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED # 59-14

DATE RECEIVED 4-9-14  
DOCKET AND INDEX 4-9-14

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>1408757</u>

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

SALE DATE June 11, 14 TIME 0900  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

<b>Nationstar Mortgage, LLC</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>Franklin E. Lesnefsky</b>	:	<b>NO.: <u>2012-CV-914</u></b>
<b>Kimberly A. Lesnefsky</b>	:	<b>2014-ED-59</b>
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Nationstar Mortgage, LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Precept for the Writ of Execution was filed, the following information concerning the real property located at **14 Pops Lane, Bloomsburg, PA 17815-7526**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>FRANKLIN E. LESNEFSKY</b>	<b>14 POPS LANE BLOOMSBURG, PA 17815-7526</b>
<b>KIMBERLY A. LESNEFSKY</b>	<b>14 POPS LANE BLOOMSBURG, PA 17815-7526</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>FRANKLIN E. LESNEFSKY</b>	<b>14 POPS LANE BLOOMSBURG, PA 17815-7526</b>
<b>KIMBERLY A. LESNEFSKY</b>	<b>14 POPS LANE BLOOMSBURG, PA 17815-7526</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
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.  

Name	Address (if address cannot be
------	-------------------------------

PH # 787307



reasonably ascertained, please indicate)

None.

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:

Name

Address (if address cannot be  
reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**14 POPS LANE  
BLOOMSBURG, PA 17815-7526**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE ADVISORY**

**1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222**

**U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING**

**228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754**

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

Date:

4/8/14

By:



**Phelan Hallinan, LLP**

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

**United States Bankruptcy Court**

Middle District of Pennsylvania

**Case No. 5:13-bk-00580-RNO**

**Chapter 7**

**In re** Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Kimberly Lesniewsky  
14 Pops Lane  
Bloomsburg, PA 17815

Social Security / Individual Taxpayer ID No.:

xxx-xx 3283

Employer Tax ID / Other nos.:

**DISCHARGE OF DEBTOR**

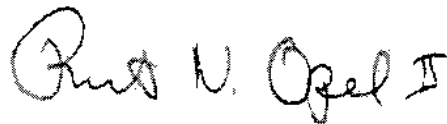
It appearing that the debtor is entitled to a discharge.

**IT IS ORDERED:**

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: 2/28/14



Honorable Robert N. Opel  
United States Bankruptcy Judge

**SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.**

### EXPLANATION OF BANKRUPTCY DISCHARGE IN A CHAPTER 7 CASE

This court order grants a discharge to the person named as the debtor. It is not a dismissal of the case and it does not determine how much money, if any, the trustee will pay to creditors.

#### **Collection of Discharged Debts Prohibited**

The discharge prohibits any attempt to collect from the debtor a debt that has been discharged. For example, a creditor is not permitted to contact a debtor by mail, phone, or otherwise, to file or continue a lawsuit, to attach wages or other property, or to take any other action to collect a discharged debt from the debtor. *[In a case involving community property:* There are also special rules that protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.] A creditor who violates this order can be required to pay damages and attorney's fees to the debtor.

However, a creditor may have the right to enforce a valid lien, such as a mortgage or security interest, against the debtor's property after the bankruptcy, if that lien was not avoided or eliminated in the bankruptcy case. Also, a debtor may voluntarily pay any debt that has been discharged.

#### **Debts That are Discharged**

The chapter 7 discharge order eliminates a debtor's legal obligation to pay a debt that is discharged. Most, but not all, types of debts are discharged if the debt existed on the date the bankruptcy case was filed. (If this case was begun under a different chapter of the Bankruptcy Code and converted to chapter 7, the discharge applies to debts owed when the bankruptcy case was converted.)

#### **Debts That are Not Discharged**

Some of the common types of debts which are not discharged in a chapter 7 bankruptcy case are:

- a. Debts for most taxes;
- b. Debts incurred to pay nondischargeable taxes;
- c. Debts that are domestic support obligations;
- d. Debts for most student loans;
- e. Debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- f. Debts for personal injuries or death caused by the debtor's operation of a motor vehicle, vessel, or aircraft while intoxicated;
- g. Some debts which were not properly listed by the debtor;
- h. Debts that the bankruptcy court specifically has decided or will decide in this bankruptcy case are not discharged;
- i. Debts for which the debtor has given up the discharge protections by signing a reaffirmation agreement in compliance with the Bankruptcy Code requirements for reaffirmation of debts; and
- j. Debts owed to certain pension, profit sharing, stock bonus, other retirement plans, or to the Thrift Savings Plan for federal employees for certain types of loans from these plans.

**This information is only a general summary of the bankruptcy discharge. There are exceptions to these general rules. Because the law is complicated, you may want to consult an attorney to determine the exact effect of the discharge in this case.**

Nationstar Mortgage, LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-914

Franklin E. Lesnfsky  
Kimberly A. Lesnfsky

: 2014-ED-59  
:  
: COLUMBIA County

Defendant(s) :

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

TO: Franklin E. Lesnfsky  
Kimberly A. Lesnfsky  
14 Pops Lane  
Bloomsburg, PA 17815-7526

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **14 Pops Lane, Bloomsburg, PA 17815-7526** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$137,897.65** obtained by **Nationstar Mortgage, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### 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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

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 **215-563-7000**.

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 215-563-7000.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.**

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2012-CV-914**

**Nationstar Mortgage, LLC**

v.

**Franklin E. Lesnefsky**

**Kimberly A. Lesnefsky**

owner(s) of property situate in the **TOWNSHIP OF BEAVER**, COLUMBIA County,  
Pennsylvania, being

**14 Pops Lane, Bloomsburg, PA 17815-7526**

**Parcel No. 01-12-005-06,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$137,897.65**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

CONTAINING 1.100 acres and being designated as Lot No. 1 on a survey prepared by Bafile, James and Associates, dated July 22, 1994 and approved by the Columbia County Planning Commission on September 20, 1994 and recorded in Columbia County Map Book 7, at page 599.

TITLE TO SAID PREMISES IS VESTED IN Franklin E. Lesnefsky and Kimberly A. Lesnefsky, by Deed from George A. Force and Deanna L. Force, h/w, dated 10/04/2007, recorded 10/04/2007 in Instrument Number 200710251.

Tax Parcel: 01-12-005-06,000

Premises Being: 14 Pops Lane Bloomsburg, PA 17815-7526

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Nationstar Mortgage, LLC

vs.

Franklin E. Lesnfsky  
Kimberly A. Lesnfsky

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-914

2014-ED-59

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 14 Pops Lane, Bloomsburg, PA 17815-7526  
(See Legal Description attached)

Amount Due  
Interest from 08/15/2012 to Date of Sale  
@ \$22.67 per diem

\$137,897.65  
\$ \_\_\_\_\_ and costs.

Brianne L. Silvera  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of Columbia County, Penna.

Dated 4/9/2014  
(SEAL)

PH # 787307



PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorneys for Plaintiff

**Nationstar Mortgage, LLC**  
Plaintiff

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-914**  
:  
: **2014-ED-59**  
: **COLUMBIA County**  
:

v.

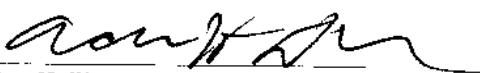
**Franklin E. Lesnfsky**  
**Kimberly A. Lesnfsky**  
Defendant(s)

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
- (X) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:   
**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorneys for Plaintiff

**Nationstar Mortgage, LLC**  
Plaintiff

v.

**Franklin E. Lesnfsky**  
**Kimberly A. Lesnfsky**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-914  
:  
: 2014-ED-59  
: COLUMBIA County  
:


**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
- (X) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: \_\_\_\_\_

  
**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

Nationstar Mortgage, LLC

vs.

Franklin E. Lesnefsky  
Kimberly A. Lesnefsky

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-914  
: 2014-ED-59

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Franklin E. Lesnefsky is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Franklin E. Lesnefsky is over 18 years of age and resides at 14 Pops Lane, Bloomsburg, PA 17815-7526.

(c) that Plaintiff is without information sufficient to determine whether the defendant Kimberly A. Lesnefsky is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(d) that plaintiff is without information sufficient to determine whether defendant Kimberly A. Lesnefsky is over 18 years of age and resides at 14 Pops Lane, Bloomsburg, PA 17815 7526.

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



Phelan Hallinan, LLP  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHILAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

Nationstar Mortgage, LLC

vs.

Franklin E. Lesnfsky  
Kimberly A. Lesnfsky

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-914  
: 2014-ED-59

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

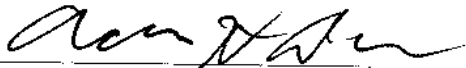
(a) that the defendant(s) Franklin E. Lesnfsky is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Franklin E. Lesnfsky is over 18 years of age and resides at 14 Pops Lane, Bloomsburg, PA 17815-7526.

(c) that Plaintiff is without information sufficient to determine whether the defendant Kimberly A. Lesnfsky is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(d) that plaintiff is without information sufficient to determine whether defendant Kimberly A. Lesnfsky is over 18 years of age and resides at 14 Pops Lane, Bloomsburg, PA 17815-7526.

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



Phelan Hallinan, LLP  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

Nationstar Mortgage, LLC	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2012-CV-914</u>
	:	<u>2014-ED-59</u>
Franklin E. Lesnfsky	:	
Kimberly A. Lesnfsky	:	COLUMBIA County
Defendant(s)	:	

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

**TO: Franklin E. Lesnfsky  
Kimberly A. Lesnfsky  
14 Pops Lane  
Bloomsburg, PA 17815-7526**

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **14 Pops Lane, Bloomsburg, PA 17815-7526** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$137,897.65** obtained by **Nationstar Mortgage, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

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 **215-563-7000.**

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 215-563-7000.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.**

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2012-CV-914**

**Nationstar Mortgage, LLC**

v.

**Franklin E. Lesnefsky**

**Kimberly A. Lesnefsky**

owner(s) of property situate in the **TOWNSHIP OF BEAVER**, COLUMBIA County,  
Pennsylvania, being

**14 Pops Lane, Bloomsburg, PA 17815-7526**

**Parcel No. 01-12-005-06,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$137,897.65**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel, or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

CONTAINING 1.100 acres and being designated as Lot No. 1 on a survey prepared by Bafle, James and Associates, dated July 22, 1994 and approved by the Columbia County Planning Commission on September 20, 1994 and recorded in Columbia County Map Book 7, at page 599.

TITLE TO SAID PREMISES IS VESTED IN Franklin E. Lesnfsky and Kimberly A. Lesnfsky, by Deed from George A. Force and Deanna L. Force, h/w, dated 10/04/2007, recorded 10/04/2007 in Instrument Number 200710251.

Tax Parcel: 01-12-005-06,000

Premises Being: 14 Pops Lane Bloomsburg, PA 17815-7526



### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel, or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

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Tax Parcel: 01-12-005-06,000

Premises Being: 14 Pops Lane Bloomsburg, PA 17815-7526

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2012-CV-914 2014 - ED - 59

**Nationstar Mortgage, LLC**

v.

**Franklin E. Lesnefsky**

**Kimberly A. Lesnefsky**

owner(s) of property situate in the **TOWNSHIP OF BEAVER**, COLUMBIA County,  
Pennsylvania, being

**14 Pops Lane, Bloomsburg, PA 17815-7526**

**Parcel No. 01-12-005-06,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$137,897.65**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

## SHERIFF'S RETURN

Nationstar Mortgage, LLC

Plaintiff

vs.

Franklin E. Lesnefsky

Kimberly A. Lesnefsky

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2012-CV-914

2014-ED-59

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, 20\_\_, See return endorsed hereon by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff  
Nationstar Mortgage, LLC

No.: 2012-CV-914

Defendant  
Franklin E. Lesniewsky  
Kimberly A. Lesniewsky

2014-ED-59  
Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
14 Pops Lane

Bloomsburg, PA 17815-7526

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_  
County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff  
\_\_\_\_\_  
\_\_\_\_\_  
Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

4/18/14

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

Nationstar Mortgage, LLC

No.: 2012-CV-914

2014-ED-59

Defendant

Franklin E. Lesnfsky

Kimberly A. Lesnfsky

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

FRANKLIN E. LESNEFSKY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

14 Pops Lane

Bloomsburg, PA 17815-7526

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

*[Signature]*

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

4/18/14

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

Nationstar Mortgage, LLC

No.: 2012-CV-914

Defendant

Franklin E. Lesniewsky

Kimberly A. Lesniewsky

2014-ED-59

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

KIMBERLY A. LESNIEWSKY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

14 Pops Lane

Bloomsburg, PA 17815-7526

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION; N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

4/18/14

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff or

Phelan Hallinan, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001408257

DATE  
4/1/2014

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE Sheriff of Columbia County  
ORDER 35 W Main Street  
OF Bloomsburg, PA 17815

SCS [787307] 14 POPS LANE (2012-CV-914)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

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

⑈001408257⑈ ⑆036001808⑆ 361508666⑈