

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs John & Ann Laughrey

NO. 62-14 ED NO. 1379-13 JD

DATE/TIME OF SALE: July 16 2000

BID PRICE (INCLUDES COST) \$ 2102.50

POUNDAGE - 2% OF BID \$ 42.05

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2144.55

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John & Ann Laughrey

TOTAL DUE: \$ 2144.55

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 794.55

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
JOHN LAUGHERY, JR
ANN M LAUGHERY
ANN M LAUGHERY

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, July 16, 2014

Writ of Execution No. : 2013CV1379

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 110 BLUE JAY ROAD, MILLVILLE, PA 17846

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,198.50
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	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$2,037.50

Distribution Costs

Recording Fees	\$65.00
Total Distribution Costs	\$65.00
Grand Total:	\$2,102.50

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

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

(c) CountySoleSheriff, Teesoft, Inc.



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 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 Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name

McCabe, Weisberg and Conway, P.C.

Telephone Number

215-790-1010

Mailing Address

123 S. Broad Street, Suite 1400

City

Philadelphia

State

PA

Zip Code

19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia

Mailing Address

Columbia County Courthouse, 35 West Main Street

City

Bloomsburg

State

PA

Zip Code

17815

Mailing Address

14221 Dallas Parkway, Suite 1000

City

Dallas

State

TX

Zip Code

75254

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Federal National Mortgage Association

D. REAL ESTATE LOCATION

Street Address

RR 2 Box 287

County

Columbia

City, Township, Borough

Millville(city) / Township of Greenwood

School District

Millville Area School District

Tax Parcel Number

17,03-016-01,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

\$2,144.55

2. Other consideration

+ 0.00

3. Total Consideration

= \$2,144.55

4. County Assessed Value

\$11,790.00

5. Common Level Ratio Factor

x 3.61

6. Fair Market Value

= \$42,561.90

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ 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 amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action. 61

Pa. Code § 91.193(b)(1)(v); 12 U.S.C. § 1723a(c)(2).

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

Date

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19801
(302) 499-3520
FAX 855 435-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAURIE, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

September 12, 2014

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Jpmorgan Chase Bank, National Association vs. John R. Laughery Jr. and Ann M. Laughery
Columbia County, Court of Common Pleas, No. 2013-CV-1379
Action in Mortgage Foreclosure
Premises: RR 2 Box 287, Millville, Pennsylvania 17846
Date of Sheriff's Sale: July 16, 2014

Dear Sheriff:

Enclosed please find check in the amount of \$194.55 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000 , Dallas, TX 75254** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Michael Dougherty
Legal Assistant

/legal assistant
Enclosures

9499

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

3-50/310

NO. 94992

PAY: Seven hundred ninety-four and fifty-five/100

DATE 09/12/2014

AMOUNT \$794.55

TO THE Sheriff of Columbia County

ORDER

OF

PA

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff(361-0076) - Laughery Jr., John R. & Ann M.

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈094992⑈ ⑆031000503⑆ 2000012430022⑈

9499

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW

02650 Sheriff of Columbia County

Acct:

Ck #: 94992

Invoice No. Voucher No. MemoCheck DateAmount Paid mdo
hert

361-0076 5313155 Balance Due Sheriff(361-0076) - Laughery Jr., John R. & Ann M.

09/12/2014

\$794.55

WAMUSH 361-0076 Washington Mutual Laughery Jr., John (FNMA)

\$794.55

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: 18356

LAUGHERY JOHN R JR
PO BOX 237
BENTON PA 17814

District: GREENWOOD TWP
Deed: 20000 -4243
Location: 110 BLUE JAY RD
Parcel Id:17 -03 -016-01,000

Assessment: 17,977
Balances as of 05/20/2014

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

By: Columbia County Sheriff Per: AS

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
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(914) 636-8900
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FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

July 2, 2014

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: Jpmorgan Chase Bank, National Association v. John R. Laughery Jr. and Ann M. Laughery
Columbia County; County CCP Number; Number 2013-CV-1379


Dear Sir/Madam:

Enclosed is one original and one copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case.

Kindly file and docket the original and return a time-stamped copy in the postage paid envelope provided.

If you have any questions, please feel free to contact me. Thank you for your assistance in this matter.

Very truly yours,



Daniel DellaPenna, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/ddp
Enclosure

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
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FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

July 2, 2014

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: Jpmorgan Chase Bank, National Association v. John R. Laughery Jr. and Ann M. Laughery
Columbia County; County CCP Number; Number 2013-CV-1379

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for July 16, 2014.

If you have an questions, please feel free to contact me.

Very truly yours,



Daniel DellaPenna, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/ddp
Enclosure

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Jpmorgan Chase Bank, National Association

Plaintiff

v.

John R. Laughery Jr. and Ann M. Laughery

Defendants

Columbia County
Court of Common Pleas

Number 2013-CV-1379

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on June 4, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, John R. Laughery Jr. , by regular mail, certificate of mailing and certified mail, return receipt requested,

addressed to his/her last-known address of 110 Blue Jay Road , Millville, Pennsylvania 17846. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on June 9, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, John R. Laughery Jr. , by posting the same at the mortgaged premises of RR 2 Box 287, Millville, Pennsylvania 17846. A true and correct copy of the Sheriff's Returns of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B".

McCABE, WEISBERG AND CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input checked="" type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

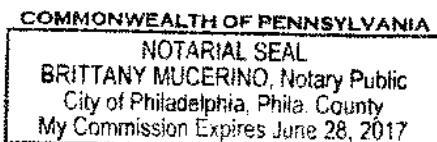
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 2 DAY

OF July, 2014

Brittany Mucirino
NOTARY PUBLIC



FILED
PROTHONOTARY

2013 DEC 13 P 3:30

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

JPMorgan Chase Bank, National Association
Plaintiff

v.

John R. Laughery Jr. and Ann M. Laughery
Defendants

Columbia County
Court of Common Pleas

Number 2013-CV-1379

ORDER

AND NOW, this 13 day of *December*, 2013, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, John R. Laughery Jr., by regular mail and by certified mail, return receipt requested, to his/her last-known address of 110 Blue Jay Road, Millville, Pennsylvania 17846 and P.O. Box 237, Benton, Pennsylvania 17814, and by posting the mortgaged premises of RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846.

BY THE COURT:

151 Gary E. Norton
J.

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

JP Morgan Chase Bank, National Association

v.

Ann M. Laughery and John R. Laughery Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1379

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

John R. Laughery Jr.
110 Blue Jay Road
Millville, Pennsylvania 17846

John R. Laughery Jr.
P.O. Box 237
Benton, Pennsylvania 17814

Your house (real estate) at **RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846** is scheduled to be sold at Sheriff's Sale on **July 16, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$83,700.96 obtained by JP Morgan Chase Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to JP Morgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

EXHIBIT A

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 1400
Philadelphia, PA 19109
ATTN: Nicole Slavin- 54128

Article Number

1 JP Morgan Chase Bank, National
Association

V.

Ann M. Laughery and John R.
Laughery Jr.

7014 0510 0000 3981 4689

7014 0510 0000 3981 4689

Total Number of Pieces Listed by Sender:

2

Total Number of Pieces Received at the Post Office

[Handwritten signature]

Postage

John R. Laughery Jr.
110 Blue Jay Road
Millville, Pennsylvania 17846

John R. Laughery, Jr.
P.O. Box 237
Benton, Pennsylvania 17814



U.S. POSTAGE >> PITNEY BOWES
ZIP 19109 \$ 002.40⁰⁰
02 1W
0001377494 JUN. 04. 2014



PS Form 3800, August 2005 See Reverse for Instructions

Sent to: John R. Laughery, Sr.
 Street Apt. No.: R.O. Box 237
 City, State, ZIP+4: Benton, PA 17814

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

PS Form 3800, August 2005 See Reverse for Instructions

Postage	\$ 4.19
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.10
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Postmark: JUL 4 2014 PHILADELPHIA, PA 19104

PS Form 3800, August 2005 See Reverse for Instructions

Sent to: John R. Laughery, Sr.
 Street Apt. No.: 110 Blue Jay Road
 City, State, ZIP+4: Millville, PA 17846

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

PS Form 3800, August 2005 See Reverse for Instructions

Postage	\$ 4.19
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Postmark: JUL 4 2014 PHILADELPHIA, PA 19104

7014 0510 0000 3981 4672

7014 0510 0000 3981 4689

EXHIBIT B

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2013-CV-1379

AFFIDAVIT OF SERVICE

JPMorgan Chase Bank, National
Association

vs.

Anna M. Laughery and John R.
Laughery, Jr.



226569

Commonwealth of Pennsylvania
County of Dauphin ss.

I, Nathan Morgan, a competent adult, being duly sworn according to law, depose and say that at 9:23 AM on 06/09/2014, I served John R. Laughery, Jr. at RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, PA 17846 in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☒ Other: The documents were posted to the premises.

a true and correct copy of Order; Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Sworn to and subscribed before me on this
16th day of June, 2014.

NOTARY PUBLIC

X Nathan Morgan
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2014

Member, Pennsylvania Association of Notaries

Atty File#: 226569 - Our file# 22140

FILED
PROTHONOTARY
JUN 20 A 10:36
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGBITT PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
342 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

June 19, 2014

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: Jpmorgan Chase Bank, National Association v. John R. Laughery Jr. and Ann M. Laughery
Columbia County; County CCP Number; Number 2013-CV-1379

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for July 16, 2014.

If you have an questions, please feel free to contact me.

Very truly yours,



Brittany R. Fleming, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/brf
Enclosure

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Jpmorgan Chase Bank, National Association

Plaintiff

v.

John R. Laughery Jr. and Ann M. Laughery

Defendants

Columbia County
Court of Common Pleas

Number 2013-CV-1379

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on June 4, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, John R. Laughery Jr. , by regular mail, certificate of mailing and certified mail, return receipt requested,

addressed to his last-known address of 110 Blue Jay Road , Millville, Pennsylvania 17846 and P. O. Box 237, Benton, Pennsylvania 17814. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on June 9, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, John R. Laughery Jr. , by posting the same at the mortgaged premises of RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846. A true and correct copy of the Sheriff's Returns of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B".

McCABE, WEISBERG AND CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

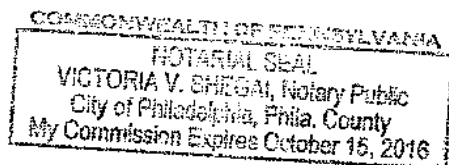
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 19 DAY

OF June, 2014

NOTARY PUBLIC



FILED
PROTHONOTARY

2013 DEC 13 P 3:30

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

JPMorgan Chase Bank, National Association
Plaintiff

v.

John R. Laughery Jr. and Ann M. Laughery
Defendants

Columbia County
Court of Common Pleas

Number 2013-CV-1379

ORDER

AND NOW, this 13 day of December, 2013, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, John R. Laughery Jr., by regular mail and by certified mail, return receipt requested, to his/her last-known address of 110 Blue Jay Road, Millville, Pennsylvania 17846 and P.O. Box 237, Benton, Pennsylvania 17814, and by posting the mortgaged premises of RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846.

BY THE COURT:

151 Mary E. Norton
J.

EXHIBIT A

7014 0510 0000 3981 4689

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Sent To: John R. Laughery Jr.
 Street, Apt. No., or PO Box No.: 110 Blue Jay Road
 City, State, ZIP+4: Millville, PA 17846

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0000 3981 4672

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Sent To: John R. Laughery, Jr.
 Street, Apt. No., or PO Box No.: P.O. Box 237
 City, State, ZIP+4: Benton, PA 17814

PS Form 3800, August 2006 See Reverse for Instructions

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)

☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

☐ Express Mail ☐ Signature Confirmation

☐ Insured

Lane	Article Number	Postage	02 1W	0001377494 JUN 04 2014
1	<p>JP Morgan Chase Bank, National Association</p> <p>v.</p> <p>Ann M. Laughery and John R. Laughery Jr.</p> <p>7014 0510 0000 3981 4689</p>	<p>John R. Laughery Jr.</p> <p>110 Blue Jay Road</p> <p>Millville, Pennsylvania 17846</p>		
	<p>7014 0510 0000 3981 4689</p>	<p>John R. Laughery, Jr.</p> <p>P.O. Box 237</p> <p>Benton, Pennsylvania 17814</p>		
	<p>Total Number of Pieces Listed by Sender:</p> <p>2</p>	<p>Total Number of Pieces Received at the Post Office</p> <p><i>(Signature)</i></p>		




U.S. POSTAGE  PITNEY BOWES
ZIP 19109 \$002.40⁰
02 1W
0001377494 JUN 04 2014

EXHIBIT B

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2013-CV-1379

AFFIDAVIT OF SERVICE

JPMorgan Chase Bank, National
Association

vs.

Ann M. Laughery and John R.
Laughery, Jr.



Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **9:23 AM** on **06/09/2014**, I served **John R. Laughery, Jr.** at **RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, PA 17846** in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☒ Other: **The documents were posted to the premises.**

a true and correct copy of **Order; Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Sworn to and subscribed before me on this
16th day of June, 2014.

NOTARY PUBLIC

X Nathan Morgan
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: **226569** - Our File# **32140**

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2014
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2013-CV-1379

AFFIDAVIT OF SERVICE

JPMorgan Chase Bank, National
Association

VS.

Ann M. Laughery and John R.
Laughery, Jr.



226569

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **9:23 AM** on **06/09/2014**, I served **John R. Laughery, Jr.** at **RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, PA 17846** in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☒ Other: **The documents were posted to the premises.**

a true and correct copy of **Order; Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Sworn to and subscribed before me on this
16th day of June, 2014.

NOTARY PUBLIC

x JK B
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: **226569** - Our File# **32140**

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2014

Member, Pennsylvania Association of Notaries

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Sandy Pryz

Date: 6 / 18 / 2014

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5844 or
Spryz@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Sandy Pryz

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

June 4, 2014

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

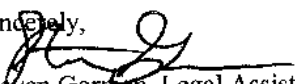
Re: JP Morgan Chase Bank, National Association vs. Ann M. Laughery and John R. Laughery Jr.
Columbia County, No. 2013-CV-1379
Premises: RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on July 16, 2014.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,


Steven Gorman, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/SG

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association
Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-1379

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 4th day of June, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 4 DAY

OF June, 2014

St. L. Dray
NOTARY PUBLIC

McCABE, WEISBERG & CONWAY, P.C.

BY: Terrence J. McCabe

<input checked="" type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association

Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-1379

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

I. Name and address of Owners or Reputed Owners

Name	Address
Ann M. Laughery	697 Steinruck Road Benton, Pennsylvania 17814
Ann M. Laughery	RR2 Box 287 a/k/a 110 Blue Jay Road Millville, Pennsylvania 17846
John R. Laughery Jr.	RR2 Box 287 a/k/a 110 Blue Jay Road Millville, Pennsylvania 17846

John R. Laughery Jr.

P.O. Box 237
Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name

Address

Ann M. Laughery

697 Steinruck Road
Benton, Pennsylvania 17814

John R. Laughery Jr.

RR 2 Box 287
Millville, Pennsylvania 17846

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

Plaintiff herein

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

Name

Address

First Columbia Bank & Trust CO.

232 East Street
Bloomsburg, Pennsylvania 17815

Central Pennsylvania Bank
Incorporated Assun Bank

210 Market Street
Williamsport, PA 17701

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

Name

Address

None

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

Name

Address

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

Tenants/Occupants

RR 2 Box 287 a/k/a 110 Blue Jay Road
Millville, Pennsylvania 17846

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

6/4/2014
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Terrence J. McCabe

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Re: JP Morgan Chase Bank, National Association v. Ann M. Laughery. et al.
Columbia County; Number: 2013-CV-1379

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association
Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1379

DATE: June 4, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Ann M. Laughery and John R. Laughery Jr.

PROPERTY: RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$83,700.96

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **July 16, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
**Postmark and
Date of Receipt**

[illegible]

18

United States of America c/o
Atty General of the United States
U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

Total Number of Pieces
Listed by Sender
18

Total Number of Pieces
Received at Post Office
16

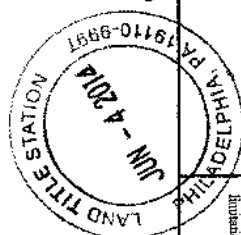
Postmaster, Per (Name of receiving employee)



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonperishable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual (DMM) R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JPMorgan Chase Bank, National Association
Plaintiff

v.

John R. Laughery Jr. and Ann M. Laughery
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2013-CV-1379

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **June 11, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **July 16, 2014** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

John R. Laughery Jr.
RR 2 Box 287
Millville, Pennsylvania, 17846

Ann M. Laughery
697 Steinruck Road
Benton, Pennsylvania, 17814

Date: 6/9/14

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER 1
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2806
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

June 9, 2014

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: JPMorgan Chase Bank, National Association vs. John R. Laughery Jr. and Ann M. Laughery
Columbia County; C.C.P; No. 2013-CV-1379
Premises: RR 2 Box 287, Millville, Pennsylvania 17846

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 11, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **July 16, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Elizabeth Cline, Legal Assistant

/EC

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>115.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>71.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>459.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>198.50</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1423.50</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:

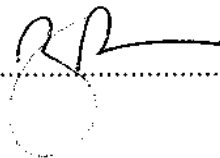
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

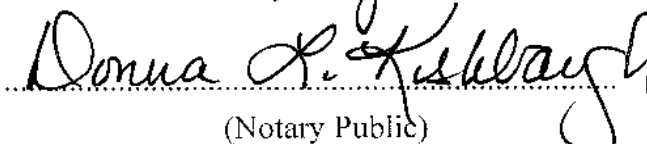
TOTAL COSTS (OPENING BID) \$ 2092.50

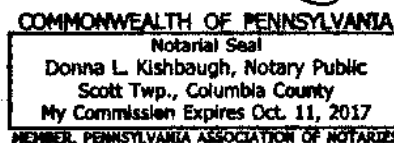
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 21, 28 and June 4, 2014 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 5th day of June 2014


(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.

.....

Document Receipt

Trans #	2553	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000025512

Doc Ref #: 2014ED62

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2554	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000025529

Doc Ref #: 2014ED62

Postage 5 3400

HARRISBURG PA 17105

V2

Document Receipt

Trans #	2555	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000025536
Doc Ref #:	2014ED62
Postage	5 3400

PHILADELPHIA PA 19107

62

Document Receipt

Trans #	2556	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000025543

Doc Ref #: 2014ED62

Postage 5.3400

PHILADELPHIA PA 19106

62

Document Receipt

Trans #	2557	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

SUITE 204

Tracking #: 71901140006000025550

Doc Ref #: 2014ED62

Postage 5.3400

PHILADELPHIA PA 19107

62

Document Receipt

Trans #	2558	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

COMMON OF PA INDIVIDUAL TAX

INHERITANCE TAX DIVISION

6TH FL STRAWBERRY SQ.

DEPT# 280601

Tracking #: 71901140006000025567

Doc Ref #: 2014ED62

Postage 5.3400

HARRISBURG PA 17128

62

Document Receipt

Trans #	2559	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

COMMON OF PA

CLEARANCE SUPPORT DEPT

DEPT 281230

ATTN: SHERIFF'S SALES

Tracking #: 71901140006000025574

Doc Ref # 2014ED62

Postage 5.3400

HARRISBURG PA 17128

62

Document Receipt

Trans #	2560	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM J. NEALON FED BUILDING
235 N WASHINGTON AVE SUITE 311

Tracking #: 71901140006000025581

Doc Ref #: 2014ED62

Postage: 5.3400

SCRANTON PA 18503

Document Receipt

Trans #	2560	Carrier / service:	USPS Server	First-Class Mail®	4/11/2014 12:00:00 AM
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Ship to:

UNITED STAES OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM J. NEALON FED BUILDING
235 N WASHINGTON AVE SUITE 311

Tracking #: 71901140006000025581

Doc Ref #: 2014ED62

Postage 5 3400

SCRANTON PA 18503

62

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: 18356

LAUGHERY JOHN R JR
PO BOX 237
BENTON PA 17814

District: GREENWOOD TWP
Deed: 20000 -4243
Location: 110 BLUE JAY RD
Parcel Id:17 -03 -016-01,000

Assessment: 17,977
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: CS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

SHERIFF'S RETURN OF SERVICE

05/05/2014 09:20 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 110 BLUE JAY ROAD, MILLVILLE, PA 17846.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

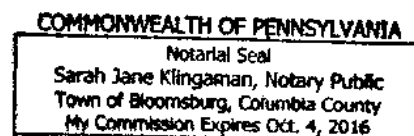
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 07, 2014

NOTARY

Affirmed and subscribed to before me this

7TH day of MAY, 2014



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19101

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 62

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 110 BLUE JAY ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: FRONT DOOR

Relation:

Date: 5-5-14 Time: 0920

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2013CV1379

110 BLUE JAY ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

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:

Serve To:

Name: JOHN LAUGHERY, JR

Primary Address: 110 BLUE JAY ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address: 1257 OLD TIOGA TURNPIKE
BENTON, PA 17814

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: In Luz County

Relation:

Date: 4-14-14 Time: 1000

Deputy: 16 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

LAUGHERY JR, JOHN

2013CV1379

110 BLUE JAY ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: ANN M LAUGHERY

Primary Address: 687 STEINRUCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address: 1257 OLD TIOGA TURNPIKE
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Dane Robertson

Relation: Friend

Date: 4-11-14 Time: 1321

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

LAUGHERY, ANN M

2013CV1379

687 STEINRUCK ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

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:

Serve To:

Name: OCCUPANT

Primary Address: 110 BLUE JAY ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Posted

Relation:

Date: 4-11-14

Time: 1355

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2013CV1379

110 BLUE JAY ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Dennette H.C. Farr

Relation:

Date:

4-11-14

Time:

1337

Deputy:

7

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FARR, DENNETTE

2013CV1379

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1379

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 and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; THENCE along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; THENCE by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; THENCE by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; THENCE along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point; South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of BEGINNING.

THIS CONVEYANCE is made subject to the restrictions that mobile homes are prohibited on the premises.

THIS CONVEYANCE is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING KNOWN AS: RR 2 BOX 287 a/k/a 110 Blue Jay Road, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

John R. Laughery, Jr. and Ann M. Laughery, by deed dated February 15, 2000 and recorded May 10, 2000 in, granted and conveyed unto Ann M. Laughery and John R. Laughery Jr.,

PROPERTY ADDRESS: 110 BLUE JAY ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17,03-016-01,000

Seized and taken into execution to be sold as the property of JOHN LAUGHERY, JR, ANN M LAUGHERY, ANN M LAUGHERY in suit of JP MORGAN CHASE BANK.

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:

MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

For County Clerk: Sheriff, Bloomsburg, Pa.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
NICHOLAS A DAMANTE

Case Number
2013CV1624

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Shirley Good

Primary Address: 214 Winding Road
Orangeville, PA 17859

Phone: 570-683-5625

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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. _____

GOOD, SHIRLEY

2013CV1624

214 WINDING ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: First Columbia Bank and Trust Co.

Primary Address: 232 East Street
Bloomsburg, PA 17815

Phone: (570) 784-440 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: SHERRY SOLOMON

Relation: BRANCH MGR

Date: 4-11-14 Time: 1234

Deputy: KE Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

FIRST COLUMBIA BANK AI

2013CV1379

232 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

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:

Expires:

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:

Debbie Miller

Relation:

Clerk

Date:

04/11/14

Time:

10:40

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV1379

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

62
54

JP MORGAN CHASE BANK
vs.
JOHN LAUGHERY, JR (et al.)

Case Number
2013CV1379

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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: Stephanie Shoop

Relation: MAJOR WORK

Date: 4-11-14 Time: 10:44

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2013CV1379

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

REAL ESTATE OUTLINE

ED # 2014 FD 23

DATE RECEIVED 4-11-2014
DOCKET AND INDEX 2013 CV 1379

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u> </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>90050</u>

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

SALE DATE June 11th TIME 9:00 am
POSTING DATE
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u> </u>
2 ND WEEK	<u> </u>
3 RD WEEK	<u> </u>

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

JP Morgan Chase Bank, National Association

v.

Ann M. Laughery and John R. Laughery Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1379

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Ann M. Laughery
697 Steinruck Road
Benton, Pennsylvania 17814

John R. Laughery Jr.
RR 2 Box 287
Millville, Pennsylvania 17846

Your house (real estate) at **RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846** is scheduled to be sold at Sheriff's Sale on June 11th at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$83,700.96 obtained by JP Morgan Chase Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to JP Morgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; **THENCE** along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; **THENCE** by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; **THENCE** by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; **THENCE** along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds

West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point; South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of **BEGINNING**.

THIS CONVEYANCE is made subject to the restrictions that mobile homes are prohibited on the premises.

THIS CONVEYANCE is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING KNOWN AS: RR 2 BOX 287 a/k/a 110 Blue Jay Road, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

John R. Laughery, Jr. and Ann M. Laughery, by deed dated February 15, 2000 and recorded May 10, 2000 in, granted and conveyed unto Ann M. Laughery and John R. Laughery Jr..

REAL DEBT: \$83,700.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANN M. LAUGHERY AND JOHN R. LAUGHERY JR.

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MILLVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

April 3, 2014

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: JP Morgan Chase Bank, National Association vs. Ann M. Laughery and John R. Laughery Jr.
Columbia County, Number 2013-CV-1379
Premises: RR 2 Box 287 John R. Laughery Jr., Millville, Pennsylvania 17846

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendants as follows:

- Ann M. Laughery, 697 Steinruck Road, Benton, PA 17814
- John R. Laughery Jr., RR 2 Box 287, Millville, PA 17846

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 JENNIFER L. WUNDER, ESQUIRE - ID # 315954
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

JP Morgan Chase Bank, National Association
 Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2013-CV-1379

TO: Sheriff of Columbia County
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Ann M. Laughery
 697 Steinruck Road
 Benton, Pennsylvania 17814

John R. Laughery Jr.
 RR 2 Box 287 a/k/a 110 Blue Jay Road
 Millville, Pennsylvania 17846

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 such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

4/8/14
 DATE

McCABE, WEISBERG & CONWAY, P.C.BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input checked="" type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 JENNIFER L. WUNDER, ESQUIRE - ID # 315954
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

JP Morgan Chase Bank, National Association
 Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2013-CV-1379

TO: Sheriff of Columbia County
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846
 (more fully described as attached)

The parties to be served and their proper addresses are as follows:

Ann M. Laughery
 697 Steinruck Road
 Benton, Pennsylvania 17814

John R. Laughery Jr.
 RR 2 Box 287 a/k/a 110 Blue Jay Road
 Millville, Pennsylvania 17846

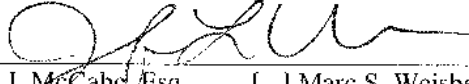
WAIVER OF WATCHMAN

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 such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

4/8/14
 DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:


☐ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☒ Jennifer L. Wunder, Esq.
☐ Lena Kravets, Esq. ☐ Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Greenwood, Columbia County, Pennsylvania, and being known as RR 2 Box 287, Millville, Pennsylvania 17846.

TAX MAP AND PARCEL NUMBER:17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$83,700.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ann M. Laughery and John R. Laughery Jr.

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; **THENCE** along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; **THENCE** by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; **THENCE** by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; **THENCE** along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds

West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point; South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of **BEGINNING**.

THIS CONVEYANCE is made subject to the restrictions that mobile homes are prohibited on the premises.

THIS CONVEYANCE is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING KNOWN AS: RR 2 BOX 287 a/k/a 110 Blue Jay Road, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

John R. Laughery, Jr. and Ann M. Laughery, by deed dated February 15, 2000 and recorded May 10, 2000 in, granted and conveyed unto Ann M. Laughery and John R. Laughery Jr..

REAL DEBT: \$83,700.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANN M. LAUGHERY AND JOHN R. LAUGHERY JR.

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 JUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MILLVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

April 3, 2014

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: JP Morgan Chase Bank, National Association vs. Ann M. Laughery and John R. Laughery Jr.
Columbia County, No. 2013-CV-1379
Premises: RR 2 Box 287 a/k/a 110 Blue Jay Road,, Millville, Pennsylvania 17846

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 APR 10 A 11:43

FILED
PROTHONOTARY

Dear Sir or Madam:

Enclosed please find the following documentation relative to the above-captioned matter:

1. Original and 3 copies of Praecipe for Writ of Execution;
2. Original and two copies of Affidavit Pursuant to Rule 3129;
3. Original and two copies of Affidavit of Defendants' Whereabouts;
4. Original and two copies of Affidavit of Non-Military Service;
5. Original and two copies of Instructions to the Sheriff, with a Waiver of Watchman;
6. Original and three copies of Notice of Sheriff's Sale of Real Property, as well as letter addressed to the Sheriff's Office;
7. The original and five copies of the legal description;
8. A check in the amount of \$25.00, which represents payment of the filing fee for the Writ of Execution;
9. Check in the amount of \$1,350.00 representing payment of the fee for listing the property for Sheriff's Sale.

Please file the pertinent documentation of record with the Court, return a time-stamped copy of the same to my attention in the enclosed stamped, self-addressed envelope, and forward all appropriate documentation to the Sheriff's Office so that this property may be listed for Sheriff's Sale.

Thank you for your cooperation in this matter.

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JPMorgan Chase Bank, National Association
Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-1379

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Ann M. Laughery and John R. Laughery Jr., are 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, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Ann M. Laughery and John R. Laughery Jr., are over eighteen (18) years of age, and reside as follows:

Ann M. Laughery,
697 Steinruck Road
Benton, PA 17814

John R. Laughery Jr.
P.O. Box 237
Benton, Pennsylvania 17814

John R. Laughery Jr.,
RR 2 Box 287 a/k/a 110 Blue Jay Road
Millville, PA 17846

SWORN AND SUBSCRIBED

McCABE, WEISBERG & CONWAY, P.C.

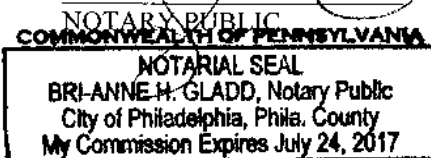
BEFORE ME THIS 8 DAY

OF April, 2014

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input checked="" type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: LAUGHERYFirst Name: ANNMiddle Name: M.Active Duty Status As Of: Apr-07-2014

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: E8H35BFB2029ZE0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: LAUGHERY JR.

First Name: JOHN

Middle Name: R.

Active Duty Status As Of: Apr-07-2014

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 28X6EBFBV073BB0

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
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LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

JP Morgan Chase Bank, National Association

v.

Ann M. Laughery and John R. Laughery Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1379

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Ann M. Laughery
697 Steinruck Road
Benton, Pennsylvania 17814

John R. Laughery Jr.
RR 2 Box 287
Millville, Pennsylvania 17846

Your house (real estate) at **RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846** is scheduled to be sold at Sheriff's Sale on June 11 2014 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$83,700.96 obtained by JP Morgan Chase Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to JP Morgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; **THENCE** along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; **THENCE** by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; **THENCE** by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; **THENCE** along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds

West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point; South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of **BEGINNING**.

THIS CONVEYANCE is made **subject** to the restrictions that mobile homes are prohibited on the premises.

THIS CONVEYANCE is made **subject** to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING KNOWN AS: RR 2 BOX 287 a/k/a 110 Blue Jay Road, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

John R. Laughery, Jr. and Ann M. Laughery, by deed dated February 15, 2000 and recorded May 10, 2000 in, granted and conveyed unto Ann M. Laughery and John R. Laughery Jr..

REAL DEBT: \$83,700.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANN M. LAUGHERY AND JOHN R. LAUGHERY JR.

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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123 South Broad Street, Suite 1400
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(215) 790-1010

JPMorgan Chase Bank, National Association
Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-1379

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Ann M. Laughery and John R. Laughery Jr., are 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, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Ann M. Laughery and John R. Laughery Jr., are over eighteen (18) years of age, and reside as follows:

Ann M. Laughery,
697 Steinruck Road
Benton, PA 17814

John R. Laughery Jr.
P.O. Box 237
Benton, Pennsylvania 17814

John R. Laughery Jr.,
RR 2 Box 287 a/k/a 110 Blue Jay Road
Millville, PA 17846

SWORN AND SUBSCRIBED

McCABE, WEISBERG & CONWAY, P.C.

BEFORE ME THIS 8 DAY

OF April, 2014

BY: 

☐ Terrence J. McCabe, Esq.

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

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☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☒ Jennifer L. Wunder, Esq.

☐ Carol A. DiPrinzio, Esq.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

BRIANNE H. GLADD, Notary Public

City of Philadelphia, Phila. County

My Commission Expires July 24, 2017



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: LAUGHERY

First Name: ANN

Middle Name: M.

Active Duty Status As Of: Apr-07-2014

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: E8H35BFB2029ZE0



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: LAUGHERY JR.

First Name: JOHN

Middle Name: R.

Active Duty Status As Of: Apr-07-2014

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

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Certificate ID: 28X6EBFBV073BB0

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association

Plaintiff

v.

Ann M. Laughery and John R. Laughery Jr.

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-1379

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: RR 2 Box 287 a/k/a 110 Blue Jay Road, Millville, Pennsylvania 17846, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

I. Name and address of Owners or Reputed Owners

Name

Address

Ann M. Laughery

697 Steinruck Road
Benton, Pennsylvania 17814

John R. Laughery Jr.

RR2 Box 287 a/k/a 110 Blue Jay Road
Millville, Pennsylvania 17846

John R. Laughery Jr.

P.O. Box 237
Benton, Pennsylvania 17814

2. Name and address of Defendants in the judgment:

Name	Address
Ann M. Laughery	697 Steinruck Road Benton, Pennsylvania 17814

John R. Laughery Jr.	RR 2 Box 287 Millville, Pennsylvania 17846
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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
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Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

First Columbia Bank & Trust CO.	232 East Street Bloomsburg, Pennsylvania 17815
---------------------------------	---

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
------	---------

Tenants/Occupants	RR 2 Box 287 Millville, Pennsylvania 17846
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Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	X
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107	X
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	X
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	X
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	X
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948	X
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	X
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	X
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815	X
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	X
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales	X
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503	X

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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.

Section 4904 relating to unsworn falsification to authorities.

DATE

4/8/14

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input checked="" type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

JP Morgan Chase Bank, National Association v. Ann M. Laughery and John R. Laughery Jr.
Columbia County; Number: 2013-CV-1379

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; **THENCE** along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; **THENCE** by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; **THENCE** by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; **THENCE** along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds

West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point; South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of **BEGINNING**.

THIS CONVEYANCE is made **subject** to the restrictions that mobile homes are prohibited on the premises.

THIS CONVEYANCE is made **subject** to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING KNOWN AS: RR 2 BOX 287 a/k/a 110 Blue Jay Road, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

John R. Laughery, Jr. and Ann M. Laughery, by deed dated February 15, 2000 and recorded May 10, 2000 in, granted and conveyed unto Ann M. Laughery and John R. Laughery Jr..

REAL DEBT: \$83,700.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANN M. LAUGHERY AND JOHN R. LAUGHERY JR.

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A POLY HOLOGRAM

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

90050

NO. 90050

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE

04/04/2014

AMOUNT

\$1,350.00

ESCROW TRUST
VOID AFTER 90 DAYS

TO THE
ORDER
OF

Sheriff of Columbia County

PA

Marc S. Weisberg

Listing Prop for Sheriff Sale(361-0076) - Laughery Jr., John R. & Ann M.

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈090050⑈ ⑆031000503⑆ 2000012430022⑈