

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

DEUTSCHE BANK NATIONAL TRUST CO VS JILL & LARRY KEMP

NO. 160-2015 ED NO. 254-2015 JD

DATE/TIME OF SALE: MAY 4, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 5672.05

POUNDAGE - 2% OF BID \$ 73.44

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5745.49

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

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

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

PURCHASER(S) SIGNATURE(S) 

TOTAL DUE: \$ 5745.49

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 4395.49

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

**Defendant**  
JILL KEMP  
LARRY KEMP

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, May 4, 2016

**Writ of Execution No. :** 2015CV254

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

**Location of the real estate:** 1820 SPRING GARDEN AVENUE, BERWICK, PA 18603

## 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                   | \$36.00           |
| Posting Handbill                | \$15.00           |
| Press Enterprise Inc.           | \$1,085.64        |
| Prothonotary, Acknowledge Deed  | \$10.00           |
| Sheriff Automation Fund         | \$50.00           |
| Sheriff's Deed                  | \$35.00           |
| Solicitor Services              | \$100.00          |
| Transfer Tax Form               | \$25.00           |
| Web Posting                     | \$100.00          |
| Service                         | \$195.00          |
| Service Mileage                 | \$24.00           |
| Distribution Form               | \$25.00           |
| Copies                          | \$6.50            |
| Notary Fee                      | \$15.00           |
| Surcharge                       | \$140.00          |
| <b>Total Sheriff Costs</b>      | <b>\$1,934.64</b> |

## Municipal Costs

|                              |                   |
|------------------------------|-------------------|
| Sewer                        | \$440.37          |
| Delinquent Taxes             | \$3,230.04        |
| <b>Total Municipal Costs</b> | <b>\$3,670.41</b> |

## Distribution Costs

|                                 |                |
|---------------------------------|----------------|
| Recording Fees                  | \$67.00        |
| <b>Total Distribution Costs</b> | <b>\$67.00</b> |

**Grand Total:** **\$5,672.05**

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

# SHERIFF'S SALE COST SHEET

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

|                                 |          |          |
|---------------------------------|----------|----------|
| DOCKET/RETURN                   | \$15.00  |          |
| SERVICE PER DEF.                | \$195.00 |          |
| LEVY (PER PARCEL                | \$15.00  |          |
| MAILING COSTS                   | \$36.00  |          |
| ADVERTISING SALE BILLS & COPIES | \$17.50  |          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00  |          |
| MILEAGE                         | \$24.00  |          |
| POSTING HANDBILL                | \$15.00  |          |
| CRYING/ADJOURN SALE             | \$10.00  |          |
| SHERIFF'S DEED                  | \$35.00  |          |
| TRANSFER TAX FORM               | \$25.00  |          |
| DISTRIBUTION FORM               | \$25.00  |          |
| COPIES                          | \$6.50   |          |
| NOTARY                          | \$15.00  |          |
| TOTAL *****                     |          | \$449.00 |

|                       |           |           |
|-----------------------|-----------|-----------|
| WEB POSTING           | \$150.00  |           |
| PRESS ENTERPRISE INC. | \$1085.64 | 2-10      |
| SOLICITOR'S SERVICES  | \$100.00  |           |
| TOTAL *****           |           | \$1335.64 |

|                       |         |         |
|-----------------------|---------|---------|
| PROTHONOTARY (NOTARY) | \$10.00 |         |
| RECORDER OF DEEDS     | \$67.00 |         |
| TOTAL *****           |         | \$77.00 |

|                       |           |           |
|-----------------------|-----------|-----------|
| REAL ESTATE TAXES:    |           |           |
| BORO, TWP & COUNTY 20 | \$        |           |
| SCHOOL DIST. 20       | \$        |           |
| DELINQUENT 20         | \$3238.04 |           |
| TOTAL *****           |           | \$3238.04 |

|                     |          |          |
|---------------------|----------|----------|
| MUNICIPAL FEES DUE: |          |          |
| SEWER 20            | \$440.37 |          |
| WATER 20            | \$       |          |
| TOTAL *****         |          | \$440.37 |

|                      |          |       |
|----------------------|----------|-------|
| SURCHARGE FEE (DSTE) | \$140.00 |       |
| MISC. _____          | \$       |       |
| _____                | \$       |       |
| TOTAL *****          |          | \$-0- |

TOTAL COSTS (OPENING BID) \$5672.05



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
marielena.santiago@phelanhallinan.com

Marielena Santiago  
Legal Assistant,

May 5, 2016

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

Re: JILL E. KEMP  
LARRY R. KEMP A/K/A LARRY KEMP  
1820 SPRING GARDEN AVENUE,  
BERWICK, PA 18603-2531  
2015-CV-254

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4**, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
Marielena Santiago  
For Phelan Hallinan Diamond & Jones, LLP

cc: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2005-OPT4

PH # 954544

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

|   |  |
|---|--|
| Name<br><b>Phelan Hallinan Diamond &amp; Jones, LLP</b>                         | Telephone Number:<br><b>215-563-7000</b> |
| Mailing Address<br><b>1617 JFK Boulevard, Suite 1400, One Penn Center Plaza</b> | City<br><b>Philadelphia</b>              |
|   | State<br><b>PA</b>                       |
|   | ZIP Code<br><b>19103</b>                 |

### B. TRANSFER DATA

Date of Acceptance of Document **5/11/16**

|  |  |  |  |
|--|--|--|--|
| Grantor(s)/Lessor(s)<br><b>Timothy Chamberlain</b>   | Telephone Number:<br><b>(570) 389-5622</b> | Grantee(s)/Lessee(s)<br><b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4</b> | Telephone Number:<br><b>(561) 682-8556</b> |
| Mailing Address<br><b>PO Box 380, W. Main Street</b> |  | Mailing Address<br><b>1661 WORTHINGTON ROAD, SUITE 100</b>   |  |
| City<br><b>Bloomsburg</b>                            | State<br><b>PA</b>                         | City<br><b>WEST PALM BEACH</b>   | State<br><b>FL</b>                         |
|  | ZIP Code<br><b>17815</b>                   |  | ZIP Code<br><b>33409</b>                   |

### C. REAL ESTATE LOCATION

|  |   |
|--|---|
| Street Address<br><b>1820 SPRING GARDEN AVENUE, BERWICK, PA 18603-2531</b> | City, Township, Borough<br><b>BERWICK BOROUGH</b> |
|--|---|

|                           |   |   |
|---------------------------|---|---|
| County<br><b>COLUMBIA</b> | School District<br><b>BERWICK AREA S.D.</b> | Tax Parcel Number<br><b>04D-002-021</b> |
|---------------------------|---|---|

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

|  |  |  |
|--|--|--|
| 1. Actual Cash Consideration<br><b>\$ 5,672.00 (winning bid)</b> | 2. Other Consideration<br><b>+ -0-</b>       | 3. Total Consideration<br><b>= \$ 5,672.00</b> |
| 4. County Assessed Value<br><b>\$ 41,700.00</b>                  | 5. Common Level Ratio Factor<br><b>X 3.6</b> | 6. Computed Value<br><b>= \$150,120.00</b>     |

### E. EXEMPTION DATA - Refer to instructions for exemption status.

|  |  |  |
|--|--|--|
| 1a. Amount of Exemption Claimed<br><b>= \$150,120.00</b> | 1b. Percentage of Grantor's Interest in Real Estate<br><b>100%</b> | 1c. Percentage of Grantor's Interest Conveyed<br><b>100%</b> |
|--|--|--|

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

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<br><b>Marielena Santiago</b> | Date<br><b>5-11-16</b> |
|--|------------------------|

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

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

TD Bank, NA  
3-180/360

001611146

DATE  
6/9/2016

AMOUNT  
\*\*\*\*\$4,395.49

PAY FOUR THOUSAND THREE HUNDRED NINETY-FIVE AND 49 / 100 Dollars

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

EEG [954544] 1820 SPRING GARDEN AVENUE (2015-CV-254)

  
AUTHORIZED SIGNATURE

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

⑈001611146⑈ ⑆036001808⑆ 361508666⑈

County 024

PARCEL ID: 040-02-021-00-000

TAX YEAR 2016

ALTERNATE ID:

VERSION: 0

UPDATED: 3 RNEWART on 12/15/2015 10:09 am

CUR: Y

KEMP LARRY R & JILL E

PRIM

PRIMARY

1820 SPRING GARDEN AVE

|      |      |          |        |        |        |          |
|------|------|----------|--------|--------|--------|----------|
| 2014 | PRIM | 1,263.76 | 111.66 | 154.80 | 75.00  | 1,605.22 |
| 2015 | PRIM | 1,265.68 | 111.86 | 30.99  | 45.00  | 1,453.53 |
|      |      | 2,529.44 | 223.52 | 185.79 | 120.00 | 3,058.75 |

03/01/2016

NOT

NO

UPSET

005

3,058.75+

41.29+

55.+

70.+

5.+

Interest

C+R Tax Sale Notice

Posting

Tax Cert

3,250.04\*

\$3,230.04  
June amount

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

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

**Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW  
HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-  
OPT4 v. JILL E. KEMP et al.**  
**No.: 2015-CV-254**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 05/04/2016 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: JILL E. KEMP and LARRY R. KEMP A/K/A LARRY KEMP



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

Attorney for Plaintiff

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

|   |   |                                |
|---|---|--------------------------------|
| <b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS</b>     | : |                                |
| <b>TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST</b>        | : | <b>CIVIL DIVISION</b>          |
| <b>2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES</b> | : |                                |
| <b>2005-OPT4</b>                                    | : | <b>No.: <u>2015-CV-254</u></b> |
| Plaintiff   | : |                                |
|   | : |                                |


v.

**JILL E. KEMP**  
**LARRY R. KEMP A/K/A LARRY KEMP**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: 3/2/16

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

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

Attorney for Plaintiff

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS** :  
**TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST** : **CIVIL DIVISION**  
**2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES** :  
**2005-OPT4** : **No.: 2015-CV-254**  
Plaintiff :  
:

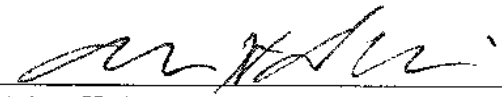
v.

**JILL E. KEMP**  
**LARRY R. KEMP A/K/A LARRY KEMP**  
Defendant(s)

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

The Sheriff's Sale scheduled for 03/02/2016 at 09:00 AM in the above-captioned matter has been continued until 05/04/2016 at 09:00 AM.

Date: 3/2/16

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

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

Attorney for Plaintiff

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS** :  
**TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST** : **CIVIL DIVISION**  
**2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES** :  
**2005-OPT4** : **No.: 2015-CV-254**  
Plaintiff :  
:

v.

**JILL E. KEMP**  
**LARRY R. KEMP A/K/A LARRY KEMP**  
Defendant(s)

**CERTIFICATION OF SERVICE**


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

JILL E. KEMP  
1820 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2531

LARRY R. KEMP  
1820 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2531

Date: 3/24/16

LARRY R. KEMP  
7408 COLUMBIA BOULEVARD  
BLOOMSBURG, PA 17815

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

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

Attorney for Plaintiff

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS** :  
**TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST** : **CIVIL DIVISION**  
**2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES** :  
**2005-OPT4** : **No.: 2015-CV-254**  
Plaintiff :  
:


v.

**JILL E. KEMP**  
**LARRY R. KEMP A/K/A LARRY KEMP**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: 3/2/16

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

ATTORNEY FILE COPY  
PLEASE RETURN

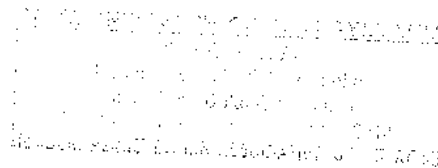
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 10, 17, 24, 2016 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 .....24<sup>th</sup> day of February 2016.....

.....Haren M. Beach.....  
(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.

.....

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

February 29, 2016

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2005-OPT4 v.  
JILL E. KEMP and LARRY R. KEMP  
1820 SPRING GARDEN AVENUE BERWICK, PA 18603-2531  
No.: 2015-CV-254

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 2, 2016 due to the following: Home Affordable Modification Program (HAMP).

The Property is to be relisted for the May 4, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Patrick Cosenza for  
Phelan Hallinan Diamond & Jones, LLP

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

DATE: 16-FEB-16

FEE: \$5.00

CERT. NO23392

KEMP LARRY R & JILL E  
1820 SPRING GARDEN AVE  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 20051-0154  
LOCATION: LOTS 17-18  
PARCEL: 04D-02 -021-00,000

| YEAR        | BILL ROLL | AMOUNT   | INTEREST | PENDING COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|----------|----------|---------------|------------------|
| 2015        | PRIM      | 1,402.87 | 20.66    | 30.00         | 1,453.53         |
| 2014        | PRIM      | 1,584.58 | 20.63    | 0.00          | 1,605.21         |
| TOTAL DUE : |           |          |          |               | \$3,058.74       |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2015

REQUESTED BY:

SHERIFF



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JILL KEMP (et al.)

Case Number  
2015CV254

## SHERIFF'S RETURN OF SERVICE

01/29/2016 01:49 PM - DEPUTY MICHAEL TKACH, 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 1820 SPRING GARDEN AVENUE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

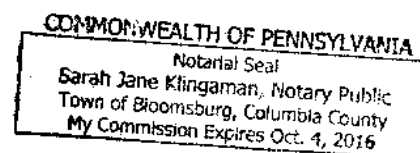
  
TIMOTHY T. CHAMBERLAIN, SHERIFF


February 01, 2016

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2016





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA  
For County Seal/Notary Seal/Notary Seal

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1820 SPRING GARDEN AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2015CV254

1820 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JILL KEMP

Primary Address: ~~1820 SPRING GARDEN AVENUE~~  
BERWICK, PA 18603

Phone: 570-759-9151 - Adult World DOB:

Alternate Address: ~~BERWICK FAMILY RESTAURANT~~  
MULBERRY STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 12-28-15

Time: 12:50

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

|          |          |          |          |  |  |  |
|----------|----------|----------|----------|--|--|--|
| Date:    | 12-14-15 | 12-15-15 | 12-17-15 |  |  |  |
| Time:    | 10:40    | 10:56    | 11:45    |  |  |  |
| Mileage: |          |          |          |  |  |  |
| Deputy:  | 3        | 3        | 3        |  |  |  |

### Service Attempt Notes:

1. Called Left Message.
2. 410 @ 603 maple st.
3. CARD GONE, called co-defendant - he called her several times together to
4. came to door - still didn't answer, works Midwight - 8 - @ putrid in
- 5.
- 6.

KEMP, JILL

2015CV254

1820 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
**215-563-7000**  
Fax#: 215-563-3826

Kimberley Zielinski  
Legal Assistant, Ext.31328

Representing Lenders in  
Pennsylvania and New Jersey

**TELEFAX COMMUNICATION**

DATE: May 3, 2016

FAX #: 570-389-5625

FROM: Kimberley Zielinski

TO: Columbia County Sheriff

NUMBER OF PAGES (Including Cover) 4

**Jill Kemp**  
2015-CV-254

**5/04/16 SALE**

IF YOU HAVE ANY FURTHER QUESTIONS FEEL FREE TO CONTACT ME.

THANK YOU

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS PRIVILEGED OR CONFIDENTIAL INFORMATION. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS NEITHER ALLOWED NOR INTENDED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AT THE ABOVE NUMBER, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2015-CV-254  
No.: 2015-ED-160

Re: **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME  
LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4 VS. JILL E.  
KEMP, and LARRY R. KEMP A/K/A LARRY KEMP**  
No.: 2015-CV-254, No.: 2015-ED-160

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

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

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

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

\*\*Property is listed for the 03/02/2016 Sheriff Sale.\*\* *Postponed to 5/4/16*

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

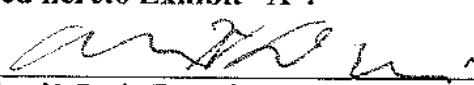
IN THE COURT OF COMMON PLEAS  
 OF COLUMBIA COUNTY, PENNSYLVANIA

|                                       |   |                         |
|---------------------------------------|---|-------------------------|
| DEUTSCHE BANK NATIONAL TRUST          | : | COLUMBIA COUNTY         |
| COMPANY, AS TRUSTEE FOR SOUNDVIEW     | : |                         |
| HOME LOAN TRUST 2005-OPT4, ASSET-     | : | COURT OF COMMON PLEAS   |
| BACKED CERTIFICATES, SERIES 2005-OPT4 | : |                         |
| Plaintiff,                            | : | CIVIL DIVISION          |
|                                       | : |                         |
| v.                                    | : |                         |
|                                       | : | No.: <u>2015-CV-254</u> |
| JILL E. KEMP                          | : | No.: <u>2015-ED-160</u> |
| LARRY R. KEMP A/K/A LARRY KEMP        | : |                         |
| Defendant(s)                          | : |                         |

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA     )  
 PHILADELPHIA COUNTY                 )     SS:

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

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

Date: 5/3/16

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

Name and  
Address Of  
Sender



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

**A'ZK/GIL - 03/02/2016 SALE**

| Line   | Article Number | Name of Addressee, Street, and Post Office Address   | Postage  | Fee         |
|--|----------------|--|--|-------------|
| 1  | ****           | TENANT/OCCUPANT<br>1820 SPRING GARDEN AVENUE<br>BERWICK, PA 18603-2531   | \$0.47   |             |
| 2  | ****           | Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division<br>6th Floor, Strawberry Sq.<br>Dept 280601<br>Harrisburg, PA 17128                       | \$0.47   |             |
| 3  | ****           | Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program<br>P.O. Box 8486<br>Willow Oak Building<br>Harrisburg, PA 17105                                   | \$0.47   |             |
| 4  | ****           | Jill E. Kemp C/O Gary E. Wamser Esq.<br>168 EAST 5TH STREET<br>NORTH PENN LEGAL SERVICES<br>BLOOMSBURG, PA 17815-2206  |  |             |
| 5  | ****           | Jill E. Kemp C/O Gregory Moro Esq.<br>105 EAST MARKET STREET<br>DANVILLE, PA 17821   |  |             |
| 6  | ****           | Domestic Relations of<br>Columbia County<br>COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815   |  |             |
| 7  | ****           | Commonwealth of Pennsylvania<br>Department of Welfare<br>P.O. Box 2675<br>Harrisburg, PA 17105   |  |             |
| 8  | ****           | Internal Revenue Service Advisory<br>1000 Liberty Avenue Room 704<br>Pittsburgh, PA 15222  |  |             |
| 9  | ****           | U.S. Department of Justice<br>U.S. Attorney for The Middle District of PA<br>Federal Building<br>228 Walnut Street, Suite 220<br>PO Box 11754<br>Harrisburg, PA 17108-1754 |  |             |
| RE: JILL E. KEMP (COLUMBIA)                    |                |  | PH # 954544/1021   | Page 1 of 1 |
| Total Number of Pieces Received at Post Office |                |  | Writ Team  |             |
| 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 nonnegotiable documents under Express Mail domestic registration insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual 3500.5912 and 5921 for limitations of coverage. |             |

Form 3877 Facsimile

USPS

JAN 11 2016

ADELPHIA, PA 19102

5423/4

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



71901140006000069639

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

---





December 15, 2015

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
SOUNDVIEW HOME LOAN TRUST 2005-OPT 4, ASSET-BACKED  
CERTIFICATES, SERIES 2005-OPT 4**

VS.

**JILL E. KEMP  
LARRY R. KEMP A/K/A LARRY KEMP**

**NO: 2015-CV-254**

Dear Timothy:

The amount due on the sewer account #114882 for the property located at 1820 Spring Garden Avenue, Berwick Pa through March 31, 2016 is \$440.37.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over the typed name.

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kristy Hart

Relation: Clerk

Date: 12-14-15

Time: 12:47

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA JOINT SE

2015CV254

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV254

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

**WEDNESDAY, MARCH 02, 2016**  
**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 those two lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-  
BEGINNING at a point on the southerly side of Spring Garden Avenue, 180 feet east of the easterly side of Kramer Avenue;  
THENCE South 2 degrees, 30 minutes East, 170 feet, more or less, along the easterly side of Lot No. 16 to the northerly side of an alley; THENCE North 87 degrees, 30 minutes East, along the northerly side of said alley, a distance of 90 feet, more or less, to the southwest corner of Lot No. 19;  
THENCE North 2 degrees, 30 minutes West, along the westerly boundary of Lot No. 19, 170 feet, more or less, to the southerly side of Spring Garden Avenue; THENCE South 87 degrees, 30 minutes West, along the southerly side of Spring Garden Avenue, 90 feet, more or less, to a point, the PLACE OF BEGINNING.

BEING Lots No. 17 and 18.

TITLE TO SAID PREMISES IS VESTED IN Larry R. Kemp and Jill E. Kemp, by Deed from Rick T. Kemp, dated 09/15/2005, recorded 09/20/2005 in Deed Instrument 200510154.

Tax Parcel: 04D-002-021

Premises Being: 1820 Spring Garden Avenue, Berwick, PA 18603-2531

PROPERTY ADDRESS: 1820 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-002-021

Seized and taken into execution to be sold as the property of JILL KEMP, LARRY KEMP in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

---

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

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

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

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
Pa.R.C.P. 3180-3183

Deutsche Bank National Trust Company, as Trustee for  
Soundview Home Loan Trust 2005-Opt4, Asset-Backed  
Certificates, Series 2005-Opt4

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-254

2015 - ED - 160

COLUMBIA COUNTY

vs.

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

To the PROTHONOTARY:

Issue writ of execution in the above matter:

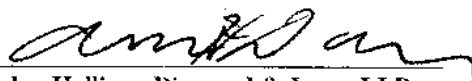
Amount Due

\$52,716.99

Interest from 04/09/2015 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$8.67 Per diem

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

Note: Please attach description of Property.

PH # 954544

FILED  
PROTHONOTARY  
2015 DEC 1 PM 2 06  
CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |     |
|------------------|---|-----------------|-----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 160 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |     |
| <b>Notes:</b>    | SALE DATE & TIME: 03/02/2016 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |     |
| <b>Warrant:</b>  |   |                 |     |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | GARY WAMSER                                   |
| <b>Primary Address:</b>   | 168 EAST FIFTH STREET<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | DOB:  |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |                 |      |
|-------------------------|--|-----------------|------|
| <b>Served:</b>          | Personally · <u>Adult In Charge</u> · Posted · Other |                 |      |
| <b>Adult In Charge:</b> | Karen Marble   |                 |      |
| <b>Relation:</b>        | Clerk  |                 |      |
| <b>Date:</b>            | 12-9-15  | <b>Time:</b>    | 1:57 |
| <b>Deputy:</b>          | 4  | <b>Mileage:</b> |      |

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

WAMSER, GARY

2015CV254

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 160

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

ADULT WORLD

7408 COLUMBIA BLVD, BERWICK, PA

### Serve To:

Name: LARRY KEMP

Primary Address: 1820 SPRING GARDEN AVENUE  
BERWICK, PA 18603

Phone: 570-759-9151

DOB:

Alternate Address: 7408 COLUMBIA BLVD  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 12/10/15

Time: 1158

Deputy: 5

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.

KEMP, LARRY

2015CV254

1820 SPRING GARDEN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:**

**Zone:**

160

**Warrant:**

**Notes:** SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** OCCUPANT

**Primary Address:** 1820 SPRING GARDEN AVENUE  
BERWICK, PA 18603

**Phone:** 570-759-9151

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally - Adult In Charge Posted Other

**Adult In Charge:**

**Relation:**

**Date:**

12/10/15

**Time:**

0907

**Deputy:**

S

**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. \_\_\_\_\_

OCCUPANT

2015CV254

1820 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 160

Warrant:

Expires:

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Martha Mordon

Relation: Clerk

Date: 12/8/15

Deputy: 1

Time: 3:26

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2015CV254

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
KEMP, JILL (et al.)

Case Number  
2015CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 160

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherrin Evans

Relation:

Tax Collector Clerk

Date:

12-8-15

Time:

3:24

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV254

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# REAL ESTATE OUTLINE

ED # 2015 ED 160

DATE RECEIVED 12/8/15  
DOCKET AND INDEX 2015 CV 254

## 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>X</u> |                     |
| AFFIDAVIT OF LIENS LIST       | <u>X</u> |                     |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>00155753</u> |

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

SALE DATE March 2<sup>nd</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

: COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO.: 2015-CV-254  
 :  
 :  
 : COLUMBIA COUNTY

**Jill E. Kemp**  
**Larry R. Kemp a/k/a Larry Kemp**  
Defendant(s)

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4.** Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1820 Spring Garden Avenue, Berwick, PA 18603-2531.**

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

**1820 Spring Garden Avenue  
Berwick, PA 18603-2531**

**7408 Columbia Boulevard  
Bloomsburg, PA 17815**

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

**1820 Spring Garden Avenue  
Berwick, PA 18603-2531**

**7408 Columbia Boulevard**  
**Bloomsburg, PA 17815**

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

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

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

PII # 954544

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|------|--|
|------|--|

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|------|--|
|------|--|

Tenant/Occupant

1820 Spring Garden Avenue  
Berwick, PA 18603-2531

Jill E. Kemp C/O Gary E. Wamser Esq.

168 East 5th Street  
North Penn Legal Services  
Bloomsburg, PA 17815-2206

Commonwealth of Pennsylvania Bureau of  
Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq.  
Dept 280601  
Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty  
Unit, Estate Recovery Program

P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105

Jill E. Kemp C/O Gregory Moro Esq.

105 East Market Street  
Danville, PA 17821

Domestic Relations of  
Columbia County

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

Commonwealth of Pennsylvania  
Department of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building

228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754

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

Date: 11/30/15

By:



Phelan Hallinan Diamond & Jones, LLP

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

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Deutsche Bank National Trust Company, as Trustee for  
Soundview Home Loan Trust 2005-Opt4, Asset-Backed  
Certificates, Series 2005-Opt4

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
Plaintiff : NO.: 2015-CV-254  
:  
:  
: COLUMBIA County  
:

vs.

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

Defendant(s)

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

TO: Jill E. Kemp  
1820 Spring Garden Avenue  
Berwick, PA 18603-2531

Larry R. Kemp a/k/a Larry Kemp  
7408 Columbia Boulevard  
Bloomsburg, PA 17815

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

Your house (real estate) at 1820 Spring Garden Avenue, Berwick, PA 18603-2531 is scheduled to be sold at the Sheriff's Sale on March 2<sup>nd</sup> 2016 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$52,716.99 obtained by Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-254**

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust  
2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4**

v.

**Jill E. Kemp**

**Larry R. Kemp a/k/a Larry Kemp**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**1820 Spring Garden Avenue, Berwick, PA 18603-2531**

**Parcel No. 04D-002-021**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$52,716.99**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

### **LEGAL DESCRIPTION**

ALL those two lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a point on the southerly side of Spring Garden Avenue, 180 feet east of the easterly side of Kramer Avenue;

THENCE South 2 degrees, 30 minutes East, 170 feet, more or less, along the easterly side of Lot No. 16 to the northerly side of an alley;

THENCE North 87 degrees, 30 minutes East, along the northerly side of said alley, a distance of 90 feet, more or less, to the southwest corner of Lot No. 19;

THENCE North 2 degrees, 30 minutes West, along the westerly boundary of Lot No. 19, 170 feet, more or less, to the southerly side of Spring Garden Avenue;

THENCE South 87 degrees, 30 minutes West, along the southerly side of Spring Garden Avenue, 90 feet, more or less, to a point, the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Larry R. Kemp and Jill E. Kemp, by Deed from Rick T. Kemp, dated 09/15/2005, recorded 09/20/2005 in Deed Instrument 200510154.

Tax Parcel: 04D-002-021

Premises Being: 1820 Spring Garden Avenue, Berwick, PA 18603-2531



### **LEGAL DESCRIPTION**

ALL those two lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

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Tax Parcel: 04D-002-021

Premises Being: 1820 Spring Garden Avenue, Berwick, PA 18603-2531

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

Attorneys for Plaintiff

Deutsche Bank National Trust Company, as Trustee for Soundview  
Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series 2005-  
Opt4

Plaintiff

v.

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-254  
:  
:  
: COLUMBIA County  
:

### **CERTIFICATION**

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

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

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

By: 

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

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

Attorney for Plaintiff

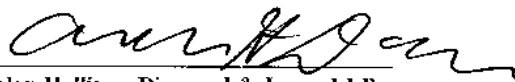
|  |   |                         |
|--|---|-------------------------|
| Deutsche Bank National Trust Company, as Trustee for Soundview | : | COLUMBIA County         |
| Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series   | : |                         |
| 2005-Opt4  | : | COURT OF COMMON PLEAS   |
|  | : |                         |
|  | : | CIVIL DIVISION          |
| vs.  | : |                         |
|  | : | NO.: <u>2015-CV-254</u> |
| Jill E. Kemp   | : |                         |
| Larry R. Kemp a/k/a Larry Kemp                                 | : |                         |

**VERIFICATION OF NON-MILITARY SERVICE**

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

- (a) that the defendant Jill E. Kemp is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant Larry R. Kemp a/k/a Larry Kemp's Social Security Number is not available because he is not the borrower on the loan, and thus, we are unable to determine whether or not Larry R. Kemp a/k/a Larry Kemp is in military service.
- (c) that defendant Jill E. Kemp is over 18 years of age and resides at 1820 Spring Garden Avenue, Berwick, PA 18603-2531.
- (d) that defendant Larry R. Kemp a/k/a Larry Kemp is over 18 years of age and resides at 7408 Columbia Boulevard, Bloomsburg, PA 17815 and 1820 Spring Garden Avenue, Berwick, PA 18603-2531.

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

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

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

Attorneys for Plaintiff

Deutsche Bank National Trust Company, as Trustee for Soundview  
Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series 2005-  
Opt4

Plaintiff

v.

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-254  
:  
:  
: COLUMBIA County  
:

**CERTIFICATION**

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- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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By: 

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

Deutsche Bank National Trust Company, as Trustee for  
Soundview Home Loan Trust 2005-Opt4, Asset-Backed  
Certificates, Series 2005-Opt4

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
Plaintiff : NO.: 2015-CV-254  
:  
:  
: COLUMBIA County  
:

vs.

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

Defendant(s)

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

TO: Jill E. Kemp  
1820 Spring Garden Avenue  
Berwick, PA 18603-2531

Larry R. Kemp a/k/a Larry Kemp  
7408 Columbia Boulevard  
Bloomsburg, PA 17815

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**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-254**

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust  
2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4**

v.

**Jill E. Kemp**

**Larry R. Kemp a/k/a Larry Kemp**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**1820 Spring Garden Avenue, Berwick, PA 18603-2531**

**Parcel No. 04D-002-021**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$52,716.99**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

### **LEGAL DESCRIPTION**

ALL those two lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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Tax Parcel: 04D-002-021

Premises Being: 1820 Spring Garden Avenue, Berwick, PA 18603-2531



### LEGAL DESCRIPTION

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Tax Parcel: 04D-002-021

Premises Being: 1820 Spring Garden Avenue, Berwick, PA 18603-2531

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-254**

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust  
2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4**

v. . .

**Jill E. Kemp**

**Larry R. Kemp a/k/a Larry Kemp**

owner(s) of property situate in the **BERWICK BOROUGH, COLUMBIA County,**  
Pennsylvania, being

**1820 Spring Garden Avenue, Berwick, PA 18603-2531**

**Parcel No. 04D-002-021**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$52,716.99**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Jill E. Kemp, Larry R. Kemp a/k/a Larry Kemp at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 1265  
Front Desk: (215) 563-7000 Ext. 1265  
Fax: (215) 563-3826

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust  
2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4

No. 2015-CV-254

Defendant

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
LARRY R. KEMP A/K/A LARRY KEMP  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
1820 Spring Garden Avenue

Berwick, PA 18603-2531

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

### RETURNED.

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2015-CV-254

Plaintiff

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust  
2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4

Defendant

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

**LARRY R. KEMP A/K/A LARRY KEMP**

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

**1820 Spring Garden Avenue**

**Berwick, PA 18603-2531**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

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

Telephone Number

(215)563-7000

Date

11/30/15

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

## SHERIFF'S RETURN

Deutsche Bank National Trust Company, as Trustee for Soundview  
Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series 2005-  
Opt4

Plaintiff

vs.

Jili E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2015-CV-254

ISSUED

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

Defendants alleged address is \_\_\_\_\_

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

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

### AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date \_\_\_\_\_

|   |                         |
|---|-------------------------|
| Plaintiff<br>Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust<br>2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4 | No.: <u>2015-CV-254</u> |
|---|-------------------------|

|   |  |
|---|--|
| Defendant<br>Jill E. Kemp<br>Larry R. Kemp a/k/a Larry Kemp | Type or Writ of Complaint<br><b>EXECUTION/NOTICE OF SALE</b> |
|---|--|

**SERVE** **AT** {

|  |   |
|--|---|
|  | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.                             |
|  | ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)<br><u>1820 Spring Garden Avenue</u><br><u>Berwick, PA 18603-2531</u> |

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

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

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

|   |                                   |                         |
|---|-----------------------------------|-------------------------|
| Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff<br><br>Defendant<br>ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400<br>Philadelphia, PA 19103-1814 | Telephone Number<br>(215)563-7000 | Date<br><u>10/20/15</u> |
|---|-----------------------------------|-------------------------|

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

|           |              |
|-----------|--------------|
| PLAINTIFF | Court Number |
|-----------|--------------|

**RETURNED:**

|  |  |   |      |                      |      |                  |  |
|--|--|---|------|----------------------|------|------------------|--|
| AFFIRMED and subscribed to before me this _____ day<br>of _____ 20__ | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; padding: 5px;">SO ANSWERS<br/>Signature of Dep. Sheriff</td> <td style="width: 30%; padding: 5px;">Date</td> </tr> <tr> <td style="padding: 5px;">Signature of Sheriff</td> <td style="padding: 5px;">Date</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Sheriff of _____</td> </tr> </table> | SO ANSWERS<br>Signature of Dep. Sheriff | Date | Signature of Sheriff | Date | Sheriff of _____ |  |
| SO ANSWERS<br>Signature of Dep. Sheriff                              | Date   |   |      |                      |      |                  |  |
| Signature of Sheriff   | Date   |   |      |                      |      |                  |  |
| Sheriff of _____   |  |   |      |                      |      |                  |  |

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust  
2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4

No. 2015-CV-254

Defendant

Jill E. Kemp  
Larry R. Kemp a/k/a Larry Kemp

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**



**AT**

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

**JILL E. KEMP**

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

**1820 Spring Garden Avenue**

**Berwick, PA 18603-2531**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

☐ Defendant

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

Telephone Number

(215)563-7000

Date

*11/30/15*

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

PLAINTIFF

Court Number

### RETURNED.

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of



## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6970 | Carrier / service: | USPS Server | First-Class Mail® | 12/8/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000069646

Doc Ref #: 2015ED160

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6971 | Carrier / service: | USPS Server | First-Class Mail® | 12/8/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

GREG MORO

105 EAST MARKET STREET

Tracking #: 71901140006000069653

Doc Ref #: 2015ED160

Postage 5.1300

DANVILLE PA 17820

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6970 | Carrier / service: | USPS Server | First-Class Mail® | 12/8/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000069646

Doc Ref #: 2015ED160

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

|                                  |      |                                  |                     |                   |                       |
|----------------------------------|------|----------------------------------|---------------------|-------------------|-----------------------|
| Trans #                          | 6969 | Carrier / service:               | USPS Server         | First-Class Mail® | 12/8/2015 12:00:00 AM |
| Ship to:                         |      |                                  |                     |                   |                       |
| PHILADELPHIA DISTRICT OFFICE     |      | US SMALL BUSINESS ADMINISTRATION |                     |                   |                       |
| 900 MARKET STREET 5TH FLOOR      |      | Tracking #:                      | 7190114000600069639 |                   |                       |
| ROBERT N.C. NIX FEDERAL BUILDING |      | Doc Ref #:                       | 2015ED160           |                   |                       |
|                                  |      | Postage                          | 5.1300              |                   |                       |
| PHILADELPHIA PA 19107            |      |                                  |                     |                   |                       |

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6968 | Carrier / service: | USPS Server | First-Class Mail® | 12/8/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000069622

Doc Ref #: 2015ED160

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6967 | Carrier / service: | USPS Server | First-Class Mail® | 12/8/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000069615

Doc Ref #: 2015ED160

Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA  
3-180/360

001557753

DATE  
10/7/2015

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [954544] 1820 SPRING GARDEN AVENUE (2015-CV-254)

  
AUTHORIZED SIGNATURE

⑈001557753⑈ ⑆036001808⑆ 361508666⑈