

SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV180 AND CIVIL WRIT NO. 2015CV180 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the Eastern edge of the right-of-way of State Route No. 487, said point being a corner of lands of Larry L. Jr. and Elaine Quigley; THENCE by the Eastern edge of the right-of-way of State Route No. 487 North 35 degrees 32 minutes 22 seconds East 60.26 feet to a point; THENCE by the same North 34 degrees 34 minutes 13 seconds East 89.80 feet to a point; THENCE by lands of William F. and Jean R. Crouthamel, South 66 degrees 52 minutes 30 seconds East 325.36 feet to an existing iron pin; THENCE by the same North 30 degrees 35 minutes 48 seconds East 101.63 feet to an existing iron pin on the Southern edge of the right-of-way of Township Route No. 723; THENCE by the Southern edge of the right-of-way of Township Route No. 723, South 52 degrees 49 minutes 47 seconds East 43.08 feet to a point; THENCE by the same South 62 degrees 26 minutes 41 seconds East 7.21 feet to a set iron pin; THENCE through lands of William A. and Helen A. Stauffer, South 15 degrees 28 minutes 57 seconds West 255.16 feet to a set iron pin; THENCE by lands of Larry L. Jr. and Elaine Quigley North 64 degrees 48 minutes 43 seconds West 452.56 feet to the place of BEGINNING.

CONTAINING 1.6497 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Fred W. Barnes, by Deed from Fred W. Barnes and Debra L. Barnes, h/w, dated 04/14/2008, recorded 04/18/2008 in Instrument Number 200803553.

Tax Parcel: 03-07-006-03,000

Premises Being: 4732 Red Rock Road, Benton, PA 17814-7610

PROPERTY ADDRESS: 4732 RED ROCK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-07-006-03,000

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

TD Bank, NA
3-180/360

001553869

DATE
9/18/2015

AMOUNT
****\$630.50

PAY SIX HUNDRED THIRTY AND 50 / 100 Dollars

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

KX [957171] 4732 RED ROCK ROAD (2015-CV-180) *Bones*

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001553869⑈ ⑆036001808⑆ 361508666⑈

BEATRICE LAW OFFICES
ATTORNEYS & COUNSELLORS AT LAW
PO BOX 70
HUGHESVILLE, PA 17737
(570)546-2050



JAMES BEATRICE, JR.
ALTHEA C. BEATRICE
ANTHONY C. BEATRICE

FACSIMILE TRANSMITTAL FORM

TO: Timothy T. Chamberlain, Sheriff of Columbia County
Columbia County Court House, PO Box 380
Bloomsburg, PA 17815

FAX

Tele: 570-389-5622

Fax:: 570-389-5625

FROM: Attorney Beatrice's Office

RE: Stay Sheriff Sale of Real Estate scheduled for September 9, 2015 at 9:00 am
Writ of Execution (Mortgage Foreclosure) #2015-CV-180
Ocwen Loan Servicing LLC vs. Fred W. Barnes
Bankruptcy Docket Number # 5:15-bk-03841 filed September 8, 2015
Chapter 13 Bankruptcy Filing

Number of Pages Including Cover: 5 DATE: September 8, 2015

Dear Sheriff Chamberlain:

As I stated in the voice mail I left for you, attached please find copy of filing of Chapter 13 Bankruptcy. Kindly stay Mortgage Foreclosure Sale scheduled for tomorrow September 9, 2015 at 9:00 am. I have attached a copy of the Sheriff's Sale Notice for your convenience, in the above referenced case. Please call if you have any questions. Thank you very much for your assistance in this matter.

Sincerely yours,

Atty James Beatrice, Jr.
James Beatrice, Jr.

CONFIDENTIALITY NOTICE

The information transmitted herewith may be confidential and protected from disclosure by law as proprietary information., attorney-client communications, attorney work product or otherwise. It is intended for the exclusive use of the named recipient.

If you are not the named recipient, disclosure or distribution of the information transmitted herewith may be subject to legal restriction or sanction, and you are requested to notify us by telephone to arrange for return of the information and all copies.

BI (Official Form 1)(04/13)

United States Bankruptcy Court
Middle District of Pennsylvania
Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle):

Barnes, Fred Walter

Name of Joint Debtor (Spouse) (Last, First, Middle):

Barnes, Rebekah Naomi

All Other Names used by the Debtor in the last 8 years
(include married, maiden, and trade names):

AKA Fred W Barnes; AKA Fred Barnes

All Other Names used by the Joint Debtor in the last 8 years
(include married, maiden, and trade names):AKA Rebekah N Barnes; FKA Rebekah Naomi James; FKA
Rebekah N JamesLast four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN
(if more than one, state all)

XXX-XX-0842

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN
(if more than one, state all)

XXX-XX-8515

Street Address of Debtor (No. and Street, City, and State):

4732 Red Rock Road
Benton, PA

Street Address of Joint Debtor (No. and Street, City, and State):

4732 Red Rock Road
Benton, PA

ZIP Code

17814

ZIP Code

17814

County of Residence or of the Principal Place of Business:

Columbia

County of Residence or of the Principal Place of Business:

Columbia

Mailing Address of Debtor (if different from street address):

ZIP Code

Mailing Address of Joint Debtor (if different from street address):

ZIP Code

Location of Principal Assets of Business Debtor
(if different from street address above):**Type of Debtor**

(Form of Organization) (Check one box)

- ☒ Individual (includes Joint Debtors)
See Exhibit D on page 2 of this form.
- ☐ Corporation (includes LLC and LLP)
- ☐ Partnership
- ☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.)

Nature of Business

(Check one box)

- ☐ Health Care Business
- ☐ Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)
- ☐ Railroad
- ☐ Stockbroker
- ☐ Commodity Broker
- ☐ Clearing Bank
- ☐ Other

Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)

- ☐ Chapter 7
- ☐ Chapter 9
- ☐ Chapter 11
- ☐ Chapter 12
- ☒ Chapter 13
- ☐ Chapter 15 Petition for Recognition of a Foreign Main Proceeding
- ☐ Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding

Chapter 15 Debtors

Country of debtor's center of main interests:

Each country in which a foreign proceeding by, regarding, or against debtor is pending:

Tax-Exempt Entity

(Check box, if applicable)

- ☐ Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).

Nature of Debts

(Check one box)

- ☒ Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."
- ☐ Debts are primarily business debts.

Filing Fee (Check one box)

- ☒ Full Filing Fee attached
- ☐ Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.
- ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.

Check one box:

- ☐ Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).
- ☐ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

Check if:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years thereafter).

Check all applicable boxes:

- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

Statistical/Administrative Information

- ☒ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☐ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

☒ 1-49 ☐ 50-99 ☐ 100-199 ☐ 200-999 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000 ☐ 25,001-50,000 ☐ 50,001-100,000 ☐ OVER 100,000

Estimated Assets

☐ \$0 to \$50,000 ☐ \$50,001 to \$100,000 ☒ \$100,001 to \$500,000 ☐ \$500,001 to \$1 million ☐ \$1,000,001 to \$5 million ☐ \$5,000,001 to \$10 million ☐ \$10,000,001 to \$50 million ☐ \$50,000,001 to \$100 million ☐ \$100,000,001 to \$500 million ☐ \$500,000,001 to \$1 billion ☐ More than \$1 billion

Estimated Liabilities

☐ \$0 to \$50,000 ☐ \$50,001 to \$100,000 ☒ \$100,001 to \$500,000 ☐ \$500,001 to \$1 million ☐ \$1,000,001 to \$5 million ☐ \$5,000,001 to \$10 million ☐ \$10,000,001 to \$50 million ☐ \$50,000,001 to \$100 million ☐ \$100,000,001 to \$500 million ☐ \$500,000,001 to \$1 billion ☐ More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY

B1 (Official Form 1)(04/13)

Page 2

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Barnes, Fred Walter

Barnes, Rebekah Naomi

All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location Where Filed: - None -	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor: - None -	Case Number:	Date Filed:
District:	Relationship:	Judge:

Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

X /s/ James Beatrice, Jr. September 3, 2015
Signature of Attorney for Debtor(s) (Date)
James Beatrice, Jr.

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

- ☐ Yes, and Exhibit C is attached and made a part of this petition.
☒ No.

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☒ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☒ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

Information Regarding the Debtor - Venue

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property

(Check all applicable boxes)

- ☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

(Name of landlord that obtained judgment)

(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.
- ☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

B1 (Official Form 1)(04/13)

Page 3

Voluntary Petition*(This page must be completed and filed in every case)***Name of Debtor(s):**

Barnes, Fred Walter

Barnes, Rebekah Naomi

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

☒ /s/ Fred Walter Barnes

Signature of Debtor Fred Walter Barnes

☒ /s/ Rebekah Naomi Barnes

Signature of Joint Debtor Rebekah Naomi Barnes

Telephone Number (If not represented by attorney)

September 3, 2015

Date

Signature of Attorney*

☒ /s/ James Beatrice, Jr.

Signature of Attorney for Debtor(s)

James Beatrice, Jr.

Printed Name of Attorney for Debtor(s)

Beatrice Law Offices

Firm Name

PO Box 70

Hughesville, PA 17737-0070

Address

570-546-2050

Telephone Number

September 3, 2015

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

☒ Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

☒ Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

☒ Date

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Patrick Ralston

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: August 19, 2015

Re: Fred Barnes

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$630.50.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

PROPERTY ADDRESS
4732 RED ROCK ROAD, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/01/2015	Advance Fee	Advance Fee	001503441	\$0.00	\$1,350.00
04/01/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/01/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/01/2015	Crying Sale			\$10.00	\$0.00
04/01/2015	Docketing			\$15.00	\$0.00
04/01/2015	Levy			\$15.00	\$0.00
04/01/2015	Mailing Costs			\$48.00	\$0.00
04/01/2015	Posting Handbill			\$15.00	\$0.00
04/01/2015	Poundage			\$65.41	\$0.00
04/01/2015	Press Enterprise Inc.			\$1,167.09	\$0.00
04/01/2015	Sheriff Automation Fund			\$50.00	\$0.00
04/01/2015	Web Posting			\$100.00	\$0.00
08/19/2015	Service			\$240.00	\$0.00
08/19/2015	Service Mileage			\$40.00	\$0.00
08/19/2015	Copies			\$7.50	\$0.00
08/19/2015	Notary Fee			\$10.00	\$0.00
08/19/2015	Tax Claim Search			\$5.00	\$0.00
08/19/2015	Surcharge			\$160.00	\$0.00

\$1,980.50 \$1,350.00

TOTAL BALANCE: \$(630.50)

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

August 19, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: OCWEN LOAN SERVICING, LLC v.
FRED W. BARNES
4732 RED ROCK ROAD BENTON, PA 17814-7610
No.: 2015-CV-180

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for September 9, 2015 due to the following: The parties entered into a loan modification agreement.

\$3,270.36 was received in consideration of the stay.

You are hereby directed to **immediate** discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan Diamond & Jones, LLP

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

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

Re: OWCEN LOAN SERVICING, LLC v. FRED W. BARNES et al.
No.: 2015-CV-180

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 09/09/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: FRED W. BARNES

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

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.

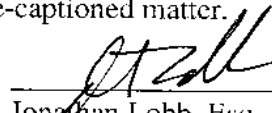
FRED W. BARNES
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-180**
:
:

CERTIFICATE OF FILING

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

Date: 6/29/15


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

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

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.


FRED W. BARNES
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-180**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/15/2015 at 09:00 AM in the above-captioned matter has been continued until 09/09/2015 at 09:00 AM.

Date: 06/29/15


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

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

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.

FRED W. BARNES
Defendant(s)

:
:
: **CIVIL DIVISION**
:
:

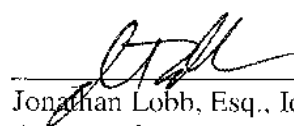
: **No.: 2015-CV-180**
:
:

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:

FRED W. BARNES
4732 RED ROCK ROAD
BENTON, PA 17814-7610

Date: 6/29/15


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

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

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.

FRED W. BARNES
Defendant(s)

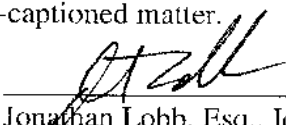
CIVIL DIVISION

No.: 2015-CV-180

CERTIFICATE OF FILING

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

Date: 6/29/15


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

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

June 24, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: OCWEN LOAN SERVICING, LLC v.
FRED W. BARNES
4732 RED ROCK ROAD BENTON, PA 17814-7610
No.: 2015-CV-180

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 15, 2015 due to the following: Active Hold.

The Property is to be relisted for the September 9, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

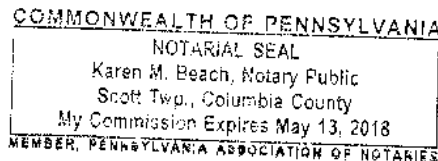
Very Truly Yours,
Nancy Ellis for
Phelan Hallinan Diamond & Jones, LLP

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 20, 27, and June 3, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 3rd day of June, 2015.

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

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

Re: OCWEN LOAN SERVICING, LLC v. FRED W. BARNES et al.
No.: 2015-CV-180

Dear Sir/Madam:

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

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

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

****Property is listed for the 07/15/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:
Legal Assistant

CC: FRED W. BARNES

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.

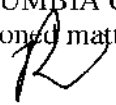
FRED W. BARNES
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-180**
:
:

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: 5/25/14



PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.

FRED W. BARNES
Defendant(s)

CIVIL DIVISION

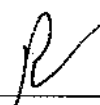
No.: 2015-CV-180

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/10/2015 at 09:00 AM in the above-captioned matter has been continued until 07/15/2015 at 09:00 AM.

Date: _____

5/28/14



PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.

FRED W. BARNES
Defendant(s)

CIVIL DIVISION

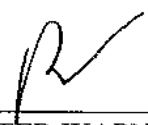
No.: 2015-CV-180

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:

FRED W. BARNES
4732 RED ROCK ROAD
BENTON, PA 17814-7610

Date: 5/25/14


PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

OCWEN LOAN SERVICING, LLC
Plaintiff

v.


FRED W. BARNES
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-180**
:
:

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: 5/28/14



PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

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

May 20, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: OCWEN LOAN SERVICING, LLC v.
FRED W. BARNES
4732 RED ROCK ROAD BENTON, PA 17814-7610
No.: 2015-CV-180

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 10, 2015 due to the following: Active Hold.

The Property is to be relisted for the July 15, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Nancy Ellis for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

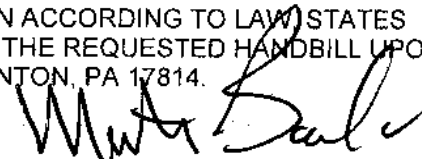


OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SHERIFF'S RETURN OF SERVICE

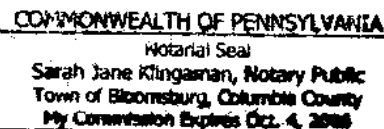
05/04/2015 02:46 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 4732 RED ROCK ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 05, 2015



NOTARY

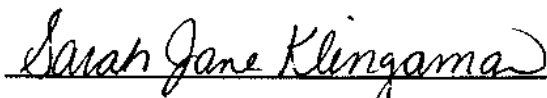
Affirmed and subscribed to before me this

5TH

day of

MAY

2015



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

(c) County Site Sheriff, Tereosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 4732 RED ROCK ROAD
BENTON, PA 17814

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)

2015CV180

4732 RED ROCK ROAD, BENTON, PA 17814

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20671

BARNES FRED W
4732 RED ROCK RD
BENTON PA 17814

District: BENTON TWP
Deed: 20080 -3553
Location: 4732 RED ROCK RD
Parcel Id: 03 -07 -006-03,000

Assessment: 38,447

Balances as of 04/14/2015

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

BY: COLUMBIA COUNTY SHERIFF Per: _____

SRE

Sheriff
03-07-006-03

OCWEN Loan Servicing, LLC

Plaintiff

vs.

Fred W. Barnes

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2015-CV-180

: COLUMBIA County

NO
AFCA

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Fred W. Barnes
4732 Red Rock Road
Benton, PA 17814-7610

****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 **4732 Red Rock Road, Benton, PA 17814-7610** is scheduled to be sold at the Sheriff's Sale on June 10th 2015 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 **\$99,910.14** obtained by **OCWEN Loan Servicing, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 30

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 4732 RED ROCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: FRED BARNES

Relation: DEF

Date: 4/6/15

Time: 1015

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.

OCCUPANT

2015CV180

4732 RED ROCK ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: FRED BARNES

Primary Address: 4732 RED ROCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 4/6/15

Time: 1015

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.

BARNES, FRED

2015CV180

4732 RED ROCK ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

30

Warrant:

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

Serve To:

Name: DEANNA PEALER

Primary Address: 128 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

CHRISTINE CARBONI

Relation:

SECRETARY

Date:

4/6/15

Time:

1357

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.

PEALER, DEANNA

2015CV180

128 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

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:

Amy KNAPP

Relation:

TELLER

Date:

4/6/15

Time:

1402

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.

FIRST COLUMBIA BANK AI

2015CV180

232 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 30

Warrant:

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

Serve To:

Name: Cathy Gordon

Primary Address: 85 Gordon Road
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Tao Collector

Date:

4/6/15

Time:

1104

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.

GORDON, CATHY

2015CV180

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 04/07/15

Account:

Name:

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

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

Ad ID: 1030549
Description: **Fred Barnes Sale**
Run Dates: **05/20/15 to 06/03/15**
Class: 2
Agate Lines: 213
Blind Box:

Total Ad Cost \$1,167.09
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/20/15	06/03/15	3	\$1,167.09

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV180

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 10, 2015
AT 9:00 O'CLOCK A.M.**

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

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

BEGINNING at a point on the Eastern edge of the right-of-way of State Route No. 487, said point being a corner of lands of Larry L. Jr. and Elaine Quigley; THENCE by the Eastern edge of the right-of-way of State Route No. 487 North 35 degrees 32 minutes 22 seconds East 80.26 feet to a point; THENCE by the same North 34 degrees 34 minutes 13 seconds East 89.80 feet to a point; THENCE by lands of William F. and Jean R. Crouthamer, South 66 degrees 52 minutes 30 seconds East 325.36 feet to an existing iron pin; THENCE by the same North 30 degrees 35 minutes 48 seconds East 101.63 feet to an existing iron pin on the Southern edge of the right-of-way of Township Route No. 723; THENCE by the Southern edge of the right-of-way of Township Route No. 723, South 52 degrees 49 minutes 47 seconds East 43.08 feet to a point; THENCE by the same South 62 degrees 26 minutes 41 seconds East 7.21 feet to a set iron pin; THENCE through lands of William A. and Helen A. Stauffer, South 15 degrees 28 minutes 57 seconds West 255.16 feet to a set iron pin; THENCE by lands of Larry L. Jr. and Elaine Quigley North 64 degrees 48 minutes 43 seconds West 452.56 feet to the place of BEGINNING.

CONTAINING 1.6497 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Fred W. Barnes, by Deed from Fred W. Barnes and Debra L. Barnes, h/w, dated 04/14/2008, recorded 04/18/2008 in Instrument Number 200803553.

Tax Parcel: 03-07-006-03,000

Premises Being: 4732 Red Rock Road, Benton, PA 17814-7610

PROPERTY ADDRESS: 4732 RED ROCK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-07-006-03,000

Seized and taken into execution to be sold as the property of FRED BARNES in suit of COVEN LOAN SERVICING, LLC.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV180

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 10, 2015
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a point on the Eastern edge of the right-of-way of State Route No. 487, said point being a corner of lands of Larry L. Jr. and Elaine Quigley; THENCE by the Eastern edge of the right-of-way of State Route No. 487 North 35 degrees 32 minutes 22 seconds East 60.26 feet to a point; THENCE by the same North 34 degrees 34 minutes 13 seconds East 89.80 feet to a point; THENCE by lands of William F. and Jean R. Crouthamel, South 66 degrees 52 minutes 30 seconds East 325.36 feet to an existing iron pin; THENCE by the same North 30 degrees 35 minutes 48 seconds East 101.63 feet to an existing iron pin on the Southern edge of the right-of-way of Township Route No. 723; THENCE by the Southern edge of the right-of-way of Township Route No. 723, South 52 degrees 49 minutes 47 seconds East 43.08 feet to a point; THENCE by the same South 62 degrees 26 minutes 41 seconds East 7.21 feet to a set iron pin; THENCE through lands of William A. and Helen A. Stauffer, South 15 degrees 28 minutes 57 seconds West 255.16 feet to a set iron pin; THENCE by lands of Larry L. Jr. and Elaine Quigley North 64 degrees 48 minutes 43 seconds West 452.56 feet to the place of BEGINNING.

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TITLE TO SAID PREMISES IS VESTED IN Fred W. Barnes, by Deed from Fred W. Barnes and Debra L. Barnes, h/w, dated 04/14/2008, recorded 04/18/2008 in Instrument Number 200803553.

Tax Parcel: 03-07-006-03,000

Premises Being: 4732 Red Rock Road, Benton, PA 17814-7610

PROPERTY ADDRESS: 4732 RED ROCK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-07-006-03,000

Seized and taken into execution to be sold as the property of FRED BARNES in suit of OCWEN LOAN SERVICING, LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

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: CAROL Fratey

Relation: Clerk

Date: 4-2-15 Time: 4:10

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.

DOMESTIC RELATIONS OF

2015CV180

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

OCWEN LOAN SERVICING, LLC
vs.
FRED BARNES

Case Number
2015CV180

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise Siegel

Relation: Tax Clerk

Date: 4-2-15 Time: 4:05

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

2015CV180

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 ED 30

DATE RECEIVED 3-31-15
DOCKET AND INDEX 2015 C1180

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>001503441</u>

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

SALE DATE June 10th TIME 9 00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

OCWEN Loan Servicing, LLC
Plaintiff

v.

Fred W. Barnes
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-180**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

OCWEN Loan Servicing, LLC, 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 **4732 Red Rock Road, Benton, PA 17814-7610**.

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

Name

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

Fred W. Barnes

4732 Red Rock Road, Benton, PA 17814-7610

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

Name

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

Fred W. Barnes

**4732 Red Rock Road
Benton, PA 17814-7610**

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

Name

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

**Cavalry Spv I LLC, Assignee of Fia Card
Services N.A. C/O Michael B. Volk Esq.**

**6 Kacey Court Suite 203
Mechanicsburg, PA 17055**

**Cavalry Spv I, LLC., Assignee of Fia Card
Services, N.A.**

**500 Summit Lake Drive
Suite 400
Valhalla, NY 10595-1340**

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

Name

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

Columbia County Farmers National Bank

**232 East Street
Bloomsburg, PA 17815**

**Columbia County Farmers National Bank C/O
Mail United One Resources n/k/a United One
Resources**

**270 North Sherman Street
Wilkes Barre, PA 18702**

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

Name

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

None.

PH # 957171

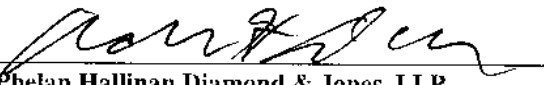
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|-------|--|
| None. | |
7. Name and address of every other person of whom the plaintiff 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 | 4732 Red Rock Road
Benton, PA 17814-7610 |
| 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 |
| Williams Production Appalachia LLC. | One Williams Center
Tulsa, OK 74172 |
| Williams Production Appalachia LLC. Attn: Thomas Development Corporation | 400 Penn Center Boulevard Suite 410
Pittsburgh, PA 15235 |
| Debra L. Barnes C/O Deanna Pealer Esq. | 128 West Main Street
Bloomsburg, PA 17815-1705 |
| Fred W. Barnes C/O Rebecca Warren Esq. | 29 Mill 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:

3/26/15

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

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



71901140006000049969

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

30

OCWEN Loan Servicing, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-180
:
:

Fred W. Barnes

Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Fred W. Barnes
4732 Red Rock Road
Benton, PA 17814-7610

****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 **4732 Red Rock Road, Benton, PA 17814-7610** is scheduled to be sold at the Sheriff's Sale on June 10th 2015 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 **\$99,910.14** obtained by **OCWEN Loan Servicing, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

OCWEN Loan Servicing, LLC

vs.

Fred W. Barnes

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-180

2015 - ED - 30

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 4732 Red Rock Road, Benton, PA 17814-7610
(See Legal Description attached)

Amount Due

\$99,910.14

Interest from 03/20/2015 to Date of Sale

\$_____ and costs.

@ \$16.42 per diem

Barbara M. Delwettler
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

3/30/2015

(SEAL)

Proth & Clerk of Sev. Courts
by Court for Monday in 2016

PH # 957171

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

Attorneys for Plaintiff

OCWEN Loan Servicing, LLC
Plaintiff

v.

Fred W. Barnes
Defendant(s)


: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-180
: 2015-ED-30
: 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

OCWEN Loan Servicing, LLC

vs.

Fred W. Barnes

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-180**
:

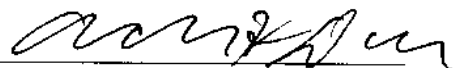
VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) 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, as amended.

(b) that defendant Fred W. Barnes is over 18 years of age and resides at 4732 Red Rock Road, Benton, PA 17814-7610.

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

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

Attorneys for Plaintiff

OCWEN Loan Servicing, LLC
Plaintiff

v.

Fred W. Barnes
Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-180**
:
: **COLUMBIA County**
:

CERTIFICATION

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ 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

OCWEN Loan Servicing, LLC

vs.

Fred W. Barnes

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-180
:

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) 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, as amended.

(b) that defendant Fred W. Barnes is over 18 years of age and resides at 4732 Red Rock Road, Benton, PA 17814-7610.

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

LEGAL DESCRIPTION

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

BEGINNING at a point on the Eastern edge of the right-of-way of State Route No. 487, said point being a corner of lands of Larry L. Jr. and Elaine Quigley; THENCE by the Eastern edge of the right-of-way of State Route No. 487 North 35 degrees 32 minutes 22 seconds East 60.26 feet to a point; THENCE by the same North 34 degrees 34 minutes 13 seconds East 89.80 feet to a point; THENCE by lands of William F. and Jean R. Crouthamel, South 66 degrees 52 minutes 30 seconds East 325.36 feet to an existing iron pin; THENCE by the same North 30 degrees 35 minutes 48 seconds East 101.63 feet to an existing iron pin on the Southern edge of the right-of-way of Township Route No. 723; THENCE by the Southern edge of the right-of-way of Township Route No. 723, South 52 degrees 49 minutes 47 seconds East 43.08 feet to a point; THENCE by the same South 62 degrees 26 minutes 41 seconds East 7.21 feet to a set iron pin; THENCE through lands of William A. and Helen A. Stauffer, South 15 degrees 28 minutes 57 seconds West 255.16 feet to a set iron pin; THENCE by lands of Larry L. Jr. and Elaine Quigley North 64 degrees 48 minutes 43 seconds West 452.56 feet to the place of BEGINNING.

CONTAINING 1.6497 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Fred W. Barnes, by Deed from Fred W. Barnes and Debra L. Barnes, h/w, dated 04/14/2008, recorded 04/18/2008 in Instrument Number 200803553.

Tax Parcel: 03-07-006-03,000

Premises Being: 4732 Red Rock Road, Benton, PA 17814-7610

OCWEN Loan Servicing, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-180

Fred W. Barnes

:
Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Fred W. Barnes
4732 Red Rock Road
Benton, PA 17814-7610

****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 **4732 Red Rock Road, Benton, PA 17814-7610** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$99,910.14** obtained by **OCWEN Loan Servicing, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.

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

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

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

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-180**

OCWEN Loan Servicing, LLC

v.

Fred W. Barnes

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

4732 Red Rock Road, Benton, PA 17814-7610

Parcel No. 03-07-006-03,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$99,910.14**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the Eastern edge of the right-of-way of State Route No. 487, said point being a corner of lands of Larry L. Jr. and Elaine Quigley; THENCE by the Eastern edge of the right-of-way of State Route No. 487 North 35 degrees 32 minutes 22 seconds East 60.26 feet to a point; THENCE by the same North 34 degrees 34 minutes 13 seconds East 89.80 feet to a point; THENCE by lands of William F. and Jean R. Crouthamel, South 66 degrees 52 minutes 30 seconds East 325.36 feet to an existing iron pin; THENCE by the same North 30 degrees 35 minutes 48 seconds East 101.63 feet to an existing iron pin on the Southern edge of the right-of-way of Township Route No. 723; THENCE by the Southern edge of the right-of-way of Township Route No. 723, South 52 degrees 49 minutes 47 seconds East 43.08 feet to a point; THENCE by the same South 62 degrees 26 minutes 41 seconds East 7.21 feet to a set iron pin; THENCE through lands of William A. and Helen A. Stauffer, South 15 degrees 28 minutes 57 seconds West 255.16 feet to a set iron pin; THENCE by lands of Larry L. Jr. and Elaine Quigley North 64 degrees 48 minutes 43 seconds West 452.56 feet to the place of BEGINNING.

CONTAINING 1.6497 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Fred W. Barnes, by Deed from Fred W. Barnes and Debra L. Barnes, h/w, dated 04/14/2008, recorded 04/18/2008 in Instrument Number 200803553.

Tax Parcel: 03-07-006-03,000

Premises Being: 4732 Red Rock Road, Benton, PA 17814-7610

LEGAL DESCRIPTION

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

BEGINNING at a point on the Eastern edge of the right-of-way of State Route No. 487, said point being a corner of lands of Larry L. Jr. and Elaine Quigley; THENCE by the Eastern edge of the right-of-way of State Route No. 487 North 35 degrees 32 minutes 22 seconds East 60.26 feet to a point; THENCE by the same North 34 degrees 34 minutes 13 seconds East 89.80 feet to a point; THENCE by lands of William F. and Jean R. Crouthamel, South 66 degrees 52 minutes 30 seconds East 325.36 feet to an existing iron pin; THENCE by the same North 30 degrees 35 minutes 48 seconds East 101.63 feet to an existing iron pin on the Southern edge of the right-of-way of Township Route No. 723; THENCE by the Southern edge of the right-of-way of Township Route No. 723, South 52 degrees 49 minutes 47 seconds East 43.08 feet to a point; THENCE by the same South 62 degrees 26 minutes 41 seconds East 7.21 feet to a set iron pin; THENCE through lands of William A. and Helen A. Stauffer, South 15 degrees 28 minutes 57 seconds West 255.16 feet to a set iron pin; THENCE by lands of Larry L. Jr. and Elaine Quigley North 64 degrees 48 minutes 43 seconds West 452.56 feet to the place of BEGINNING.

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Tax Parcel: 03-07-006-03,000

Premises Being: 4732 Red Rock Road, Benton, PA 17814-7610

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-180**

OCWEN Loan Servicing, LLC

v.

Fred W. Barnes

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

4732 Red Rock Road, Benton, PA 17814-7610

Parcel No. 03-07-006-03,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$99,910.14**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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
QCWEN Loan Servicing, LLC

No.: 2015-CV-180

Defendant
Fred W. Barnes

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
4732 Red Rock Road

Benton, PA 17814-7610

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 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
5/26/15

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 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-180

Plaintiff

OCWEN Loan Servicing, LLC

Defendant

Fred W. Barnes

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

FRED W. BARNES

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

4732 Red Rock Road

Benton, PA 17814-7610

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

Telephone Number

Date

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

(215)563-7000

8/26/15

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

Trans #	4995	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

CAVALRY SPV

6 KACEY COURT SUITE 203

MECHANICSBUR PA 17055
G

Tracking #:	71901140006000049983
Doc Ref #:	2015ED30
Postage	5.3400

30

Document Receipt

Trans #	4994	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000049976

Doc Ref #: 2015ED30

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	4993	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000049969
Doc Ref #:	2015ED30
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	4992	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000049952

Doc Ref #: 2015ED30

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	4991	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000049945

Doc Ref #: 2015ED30

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	4996	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

CAVALRY SPV I LLC

500 SUMMIT LAKE DRIVE

SUITE 4000

VALHALLA NY 10595

Tracking #: 71901140006000049990

Doc Ref #: 2015ED30

Postage 5.3400

Document Receipt

Trans #	4996	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

CAVALRY SPV I LLC

500 SUMMIT LAKE DRIVE

SUITE 4000

VALHALLA NY 10595

Tracking #: 71901140006000049990

Doc Ref #: 2015ED30

Postage 5.3400

Document Receipt

Trans #	4996	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
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Ship to:

CAVALRY SPV I LLC

500 SUMMIT LAKE DRIVE

SUITE 4000

VALHALLA NY 10595

Tracking #: 71901140006000049990

Doc Ref #: 2015ED30

Postage 5.3400

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

TD Bank, NA
3-180/360

001503441

DATE
3/9/2015

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 [957171] 4732 RED ROCK ROAD (2015-CV-180)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001503441⑈ ⑆036001808⑆ 361508666⑈