

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

PROPERTY ADDRESS
1820 SPRING GARDEN AVENUE, BERWICK, PA

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/06/2015	Advance Fee	Advance Fee	001506003	\$0.00	\$1,350.00
05/06/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/06/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/06/2015	Crying Sale			\$10.00	\$0.00
05/06/2015	Docketing			\$15.00	\$0.00
05/06/2015	Levy			\$15.00	\$0.00
05/06/2015	Mailing Costs			\$24.00	\$0.00
05/06/2015	Posting Handbill			\$15.00	\$0.00
05/06/2015	Press Enterprise Inc.			\$1,085.64	\$0.00
05/06/2015	Sheriff Automation Fund			\$50.00	\$0.00
05/06/2015	Web Posting			\$100.00	\$0.00
07/09/2015	Service			\$180.00	\$0.00
07/09/2015	Service Mileage			\$24.00	\$0.00
07/09/2015	Copies			\$6.00	\$0.00
07/09/2015	Notary Fee			\$15.00	\$0.00
07/09/2015	Surcharge			\$130.00	\$0.00
10/02/2015	Tax Claim Search			\$5.00	\$0.00
				\$1,707.14	\$1,350.00
TOTAL BALANCE:				\$(357.14)	

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

TD Bank, NA
3-180/360

001570661

DATE
12/2/2015

AMOUNT
****\$357.14

PAY THREE HUNDRED FIFTY-SEVEN AND 14 / 100 Dollars

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

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


AUTHORIZED SIGNATURE

⑈001570661⑈ ⑆036001808⑆ 361508666⑈

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 Wirt

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: October 2, 2015

Re: Kemp execution

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 \$357.14.

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

October 2, 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: 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 STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 14, 2015 due to the following:

\$0.00 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 WIRT for
Phelan Hallinan Diamond & Jones, LLP

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, September 9, 201

Writ of Execution No. : 2015CV254

Advance Sheriff Costs: \$1,350.00

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

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	\$24.00
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	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00
Total Sheriff Costs	\$1,872.14

Municipal Costs

Delinquent Taxes	\$1,548.30
Total Municipal Costs	\$1,548.30

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$3,487.44**

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

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: 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 10/14/2015 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
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phclanhallinan.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 :
:

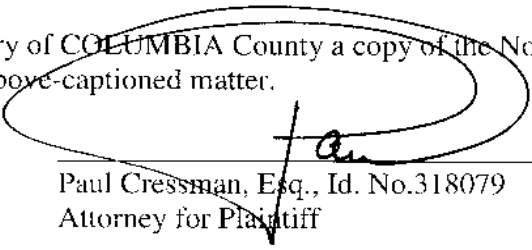
v.

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: 9/11/15


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

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

Attorney for Plaintiff

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

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.

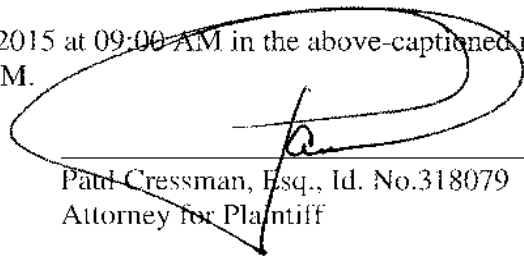
JILL E. KEMP
LARRY R. KEMP A/K/A LARRY KEMP
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 09/09/2015 at 09:00 AM in the above-captioned matter
has been continued until 10/14/2015 at 09:00 AM.

Date: _____

9/11/15


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

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

Attorney for Plaintiff

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

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

9/11/15

LARRY R. KEMP
7408 COLUMBIA BOULEVARD
BLOOMSBURG, PA 17815

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

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

Attorney for Plaintiff

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

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 :
:

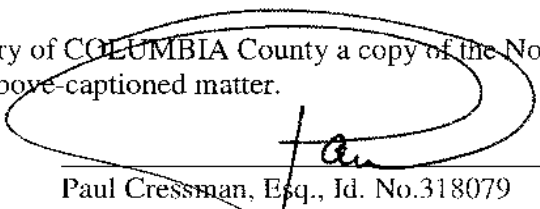
v.

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: 9/11/15

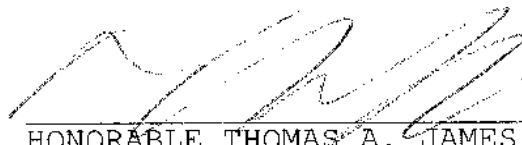

Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST :	IN THE COURT OF COMMON PLEAS
COMPANY, AS TRUSTEE FOR :	OF THE 26TH JUDICIAL DISTRICT
SOUNDVIEW HOME LOAN TRUST :	OF PENNSYLVANIA
2005-OPT4, ASSET BACKED :	
CERTIFICATES SERIES 2005-OPT4:	
C/O OCWEN LOAN SERVICING, LLC:	
Plaintiff :	
VS :	COLUMBIA COUNTY BRANCH
JILL E. KEMP AND LARRY R. :	CIVIL ACTION-LAW
KEMP A/K/A LARRY KEMP, :	
Defendant :	NO. 254 OF 2015

AMENDED ORDER OF COURT

AND NOW, to wit, this 13th day of July, 2015, upon consideration of Defendant's motion to postpone sheriff's sale, said motion is granted. The sheriff's sale scheduled for September 9, 2015 is hereby postponed and adjourned and shall be rescheduled for the next sheriff's sale date which is October 14, 2015 without the need for further advertising or notice to the Defendant's lienholders or any parties in interest.

BY THE COURT,



HONORABLE THOMAS A. JAMES, JR., P.J.

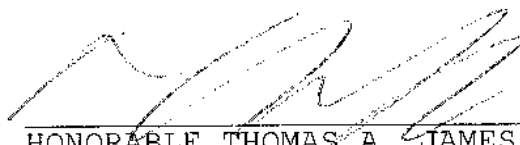
FILED
 PROTHONOTARY
 2015 SEP 9 AM 8 28
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

DEUTSCHE BANK NATIONAL TRUST :	IN THE COURT OF COMMON PLEAS
COMPANY, AS TRUSTEE FOR :	OF THE 26TH JUDICIAL DISTRICT
SOUNDVIEW HOME LOAN TRUST :	OF PENNSYLVANIA
2005-OPT4, ASSET BACKED :	
CERTIFICATES SERIES 2005-OPT4:	
C/O OCWEN LOAN SERVICING, LLC:	
Plaintiff :	
VS :	COLUMBIA COUNTY BRANCH
JILL E. KEMP AND LARRY R. :	CIVIL ACTION-LAW
KEMP A/K/A LARRY KEMP, :	
Defendant :	NO. 254 OF 2015

AMENDED ORDER OF COURT

AND NOW, to wit, this 13th day of July, 2015, upon consideration of Defendant's motion to postpone sheriff's sale, said motion is granted. The sheriff's sale scheduled for September 9, 2015 is hereby postponed and adjourned and shall be rescheduled for the next sheriff's sale date which is October 14, 2015 without the need for further advertising or notice to the Defendant's lienholders or any parties in interest.

BY THE COURT,



HONORABLE THOMAS A. JAMES, JR., P.J.

FILED
 PROTHONOTARY
 2015 SEP 9 AM 8 28
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

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, September 9, 201

Writ of Execution No. : 2015CV254

Advance Sheriff Costs: \$1,350.00

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

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	\$24.00
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	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,872.14**

Municipal Costs

Delinquent Taxes \$1,548.30

Total Municipal Costs **\$1,548.30**

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs **\$67.00**

Grand Total: **\$3,487.44**

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat Trustvs Jill & Larry Kemp

NO. 53-15 ED NO. 254-15 JD

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

BID PRICE (INCLUDES COST) \$

POUNDAGE -- 2% OF BID \$

TRANSFER TAX -- 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

AFFIDAVIT OF SERVICE

PLAINTIFF

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

COLUMBIA COUNTY

PH # 954544 *A*

DEFENDANT

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

SERVICE TEAM/ lnm

COURT NO.: 2015-CV-254

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

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: July 15, 2015

DIVORCED- One cannot accept service for the other

SERVED

Served and made known to JILL E. KEMP, Defendant on the 14th day of JUNE, 20 15, at 3:00 o'clock P. M., at 603 MAPLE ST, BERWICK, PA * in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____

Description: Age 40 Height 5'6" Weight 135 Race W Sex F Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. ** PER LARRY KEMP:*

DATE: 6/14/15

JILL DOES NOT RESIDE @
S.A. INVESTIGATION

NAME:

Ronald Moll

DISCLOSED THAT SHE PRINTED NAME:

Ronald Moll

RESIDES @

TITLE: Process Server

603 MAPLE ST.

BERWICK, PA.

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____ at _____

Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

5/19

6
445

AFFIDAVIT OF SERVICE

PLAINTIFF

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

COLUMBIA COUNTY

PH # 954544

DEFENDANT

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

SERVICE TEAM/Inm

COURT NO.: 2015-CV-254

SERVE LARRY R. KEMP A/K/A LARRY KEMP AT:
1820 SPRING GARDEN AVENUE
BERWICK, PA 18603-2531

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: July 15, 2015

DIVORCED- One cannot accept service for the other

SERVED

Served and made known to LARRY R. KEMP A/K/A LARRY KEMP, Defendant on the 13th day of JUNE, 20 15, at

2:40 o'clock P. M., at 1820 SPRING GARDEN AVE, in the manner described below:

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

Description: Age 40 Height 5'11" Weight 300 Race W Sex M Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6/13/15

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

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: 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 09/09/2015 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
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

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 :
:

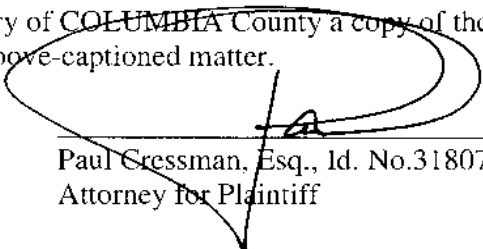
v.

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: 7/17/15



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

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

Attorney for Plaintiff

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

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 07/15/2015 at 09:00 AM in the above-captioned matter has been continued until 09/09/2015 at 09:00 AM.

Date: 7/17/15


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

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

Attorney for Plaintiff

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

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: _____

7/17/15

LARRY R. KEMP
7408 COLUMBIA BOULEVARD
BLOOMSBURG, PA 17815

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

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

Attorney for Plaintiff

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

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 :
:

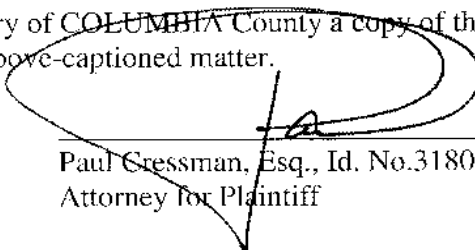
v.

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: 7/17/15



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

DEUTSCHE BANK NATIONAL TRUST :	IN THE COURT OF COMMON PLEAS
COMPANY, AS TRUSTEE FOR :	OF THE 26TH JUDICIAL DISTRICT
SOUNDVIEW HOME LOAN TRUST :	OF PENNSYLVANIA
2005-OPT4, ASSET BACKED :	
CERTIFICATES SERIES 2005-OPT4:	
C/O OCWEN LOAN SERVICING, LLC:	
Plaintiff :	
VS :	COLUMBIA COUNTY BRANCH
JILL E. KEMP AND LARRY R. :	CIVIL ACTION-LAW
KEMP A/K/A LARRY KEMP, :	
Defendant :	NO. 254 OF 2015

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

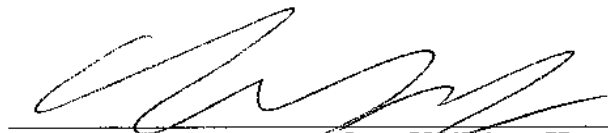
2015 JUL 14 PM 4 04

FILED
PROTHONOTARY

ORDER OF COURT

AND NOW, to wit, this 13th day of July, 2015, upon consideration of Defendant's motion to postpone sheriff's sale, said motion is granted. The sheriff's sale scheduled for July 15th, 2015 is hereby postponed and adjourned and shall be rescheduled for the next sheriff's sale date which is September 9, 2015 without the need for further advertising or notice to the Defendant's lienholders or any parties in interest.

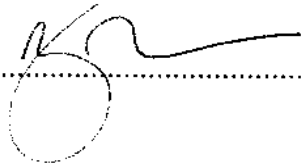
BY THE COURT,



HONORABLE THOMAS A. JAMES, JR., P.J.

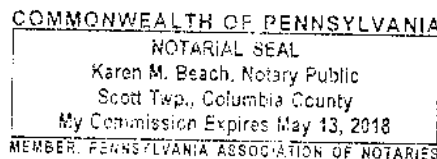
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 June 24 and July 1, 8, 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 8th day of July, 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.

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>431.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1088.64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1310.64</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>1527.65</u>
TOTAL ***** \$ <u>1527.65</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-6-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3466.79

1350

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-53

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-53

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 07/15/2015 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, L.L.P.
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 2005-OPT4, ASSET-
BACKED CERTIFICATES, SERIES 2005-OPT4
Plaintiff,

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:

v.

: No.: 2015-CV-254
: No.: 2015-ED-53

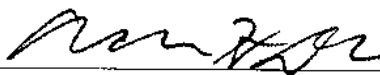
JILL E. KEMP
LARRY R. KEMP A/K/A LARRY KEMP
Defendant(s)

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: 6/18/15

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

AZK/CAG - 07/15/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1820 SPRING GARDEN AVENUE BERWICK, PA 18603-2531	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	Jill E. Kemp C/O Gary E. Wamser Esq. 168 EAST 5TH STREET NORTH PENN LEGAL SERVICES BLOOMSBURG, PA 17815-2206	\$0.47
5	****	Jill E. Kemp C/O Gregory Moro Esq. 105 EAST MARKET STREET DANVILLE, PA 17821	\$0.47
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
9	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47
RE: JUNE 15, 2015 (COLUMBIA) PH #954544/1021			\$4.23

Page 1 of 1 Writ Team

Postmaster, Per (Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Total Number of
Pieces Listed by Sender

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 document reconstruction 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 R900 S913 and S921 for limitations of coverage.

US POSTAGE & FITZLY BOWES
ZIP 19103 \$ 005.53
02 1M
0001381191 MAY 19 2015

2015 2053

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

DATE: 17-JUN-15

FEE: \$5.00

CERT. NO22148

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
2014	PRIM	1,502.02	20.63	0.00	1,522.65
TOTAL DUE :					\$1,522.65

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

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

REQUESTED BY:

Columbia County Sheriff

DS

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

05/14/2015 11:35 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JILL KEMP AT BERWICK FAMILY RESTURANT, MULBERRY STREET, BERWICK, PA 18603.

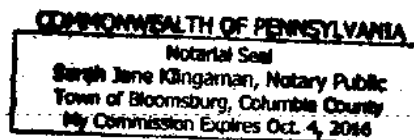

SCOTT MAYERNICK, DEPUTY


SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015

NOTARY
Affirmed and subscribed to before me this
9TH day of JUNE, 2015





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

(4) Countywide Grant, Lencraft, Inc.

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

05/13/2015 11:12 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LARRY KEMP AT 7408 COLUMBIA BLVD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE, 2015



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

101 County Square, Suite 200, Pottsville, PA 17854

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

06/10/2015 10:18 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1820 SPRING GARDEN AVENUE, BERWICK, PA.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

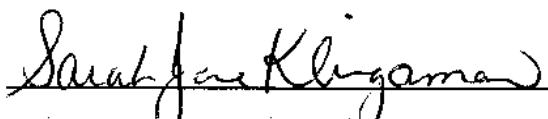
June 10, 2015

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
Columbia County Sheriff's Office, Telecommunications

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

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: 1820 SPRING GARDEN AVENUE
BERWICK, PA

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-10-19

Time: 10:18

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. _____

(POSTING)

2015CV254

1820 SPRING GARDEN AVENUE, BERWICK, PA

NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

Berwick Family Restaurant
Mulberry St. Berwick, PA

Serve To:

Name: JILL KEMP

Primary Address: 1820 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone: 570-759-9151

DOB:

Alternate Address: 570-231-9415

Phone: 603 Maple St
Berwick, PA

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-14-15

Time: 11:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 5-13-15

Time: 11:55

Mileage:

Deputy: 3

Service Attempt Notes:

1. LIL, called several times reAnswer

2.

3.

4.

5.

6.

KEMP, JILL

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.
JILL KEMP (et al.)

Case Number
2015CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

605 maple st.

Serve To:

Name: LARRY KEMP

Primary Address: 7408 COLUMBIA BLVD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1820 SPRING GARDEN AVENUE
BERWICK, PA 18603
231-9415

Phone: 570-759-9151

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-13-15

Time: 11:12

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.

KEMP, LARRY

2015CV254

7408 COLUMBIA BLVD, BLOOMSBURG, PA 17815

NO EXPIRATION

Notice 2015 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2015	BILL NO. 4396	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,850	9.491	193.93	197.89	217.68
SINKING		1	20.43	20.85	22.94
FIRE		1.25	25.54	26.06	27.36
LIGHT		1.75	35.76	36.49	38.31
BORO RE		11.1	226.81	231.44	243.01
The discount & penalty have been calculated for your convenience			502.47 April 30 If paid on or before	512.73 June 30 If paid on or before	549.30 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04D-02 -021-00,000
 1820 SPRING GARDEN AVE
 .3512 Acres Land 6,120
 Buildings 14,730
 Total Assessment 20,850

This tax returned
 to courthouse on:
January 1, 2016

FILE COPY

desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

* 56 Mayberry Rd. Catawissa PA. * Montour County
Please Return

Serve To:

Name: GREGORY MORO

Primary Address: 348 EAST SECOND STREET-
BLOOMSBURG, PA 17815

Bad
Address

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Put copy in mailbox

Relation: in Post Office

Date: 5/18/15 Time: 3:23

Deputy: SJIC Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	5-6-15	5-13-15	5-14-15	5-18-15		
Time:	3:25	10:20	1:09	11:34		
Mileage:						
Deputy:	4	4	4	4		

Service Attempt Notes:

1. 4/c
2. Not Home
3. 4/c
4. No Forwarding Address Per Post Office: Bloomsburg, 5-18-15
- 5.
- 6.

MORO, GREGORY

2015CV254

348 EAST SECOND 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.
JILL KEMP (et al.)

Case Number
2015CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1820 SPRING GARDEN AVENUE
BERWICK, PA

Phone: DOB:

Alternate Address: 7408 Columbia Blvd
Blansburg

Phone:

Final Service:

Served: ☒ Personally ☐ Adult In Charge ☐ Posted ☐ Other

Adult In Charge: Larry Kemp

Relation: Homeowner

Date: 5-13-15

Time: 11:12

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.

OCCUPANT

2015CV254

1820 SPRING GARDEN AVENUE, BERWICK, PA

NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-13-15

Time: 13:56

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2015CV254

1615 LINCOLN AVENUE, BERWICK, PA 18603

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 05/11/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1034969
Description: Jill & Barry Kemp Sale
Run Dates: 06/24/15 to 07/08/15
Class: 2
Agate Lines: 198
Blind Box:

Total Ad Cost \$1,085.64
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$1,085.64

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, JULY 15, 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 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 09/15/2006, recorded 09/20/2006 in Deed Instrument 200610154.

Tax Parcel: 04D-002-021

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

PROPERTY ADDRESS: 1820 SPRING GARDEN AVENUE, BERWICK, PA

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 BANKNATIONAL 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Carol Fealey

Relation:

Clerk

Date:

5-7-15

Time:

1:46

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 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.
JILL KEMP (et al.)

Case Number
2015CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

53

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:

Deb Miller

Relation:

Clerk

Date:

5-7-15

Time:

1:45

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

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: GARY WAMSER

Primary Address: 168 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

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.
JILL KEMP (et al.)

Case Number
2015CV254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 53
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GARY WAMSER
Primary Address: 168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Karen Marble
Relation: Clerk
Date: 5-6-15 **Time:** 3:18
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. _____

WAMSER, GARY

2015CV254

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

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

vs.

Jill E. Kemp
Larry R. Kemp a/k/a Larry Kemp
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: 1820 Spring Garden Avenue, Berwick, PA 18603-2531
(See Legal Description attached)

Amount Due
Interest from 04/09/2015 to Date of Sale
@ \$8.67 per diem

\$52,716.99
\$_____ and costs.

Dated 05-06-15
(SEAL)

PH # 954544

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-254

2015-ED-53

COLUMBIA COUNTY

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

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

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

vs.

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

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff

Address where papers may be served:

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

Completed \$130.00 pd
Judgment \$25.00 pd
Vet \$25.00 pd
Entry \$10.00
Shenit

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, JULY 15, 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 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

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

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
:
: 2015-ED-53
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 1820 Spring Garden Avenue, Berwick, PA 18603-2531.

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

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

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

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

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

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

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)

None.

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

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

None.

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.

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: 5/5/15

By: 

**Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff**

**PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000**

REAL ESTATE OUTLINE

ED # 2015 ED 53

DATE RECEIVED 5-6-2015
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>0015 06003</u>

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

SALE DATE July 15th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

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**
:
: **2015-ED-53**
: **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
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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

Attorney for Plaintiff

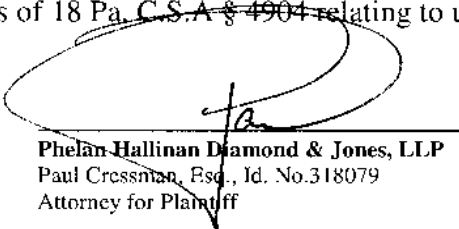
Deutsche Bank National Trust Company, as Trustee for Soundview	:	COLUMBIA County
Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series	:	
2005-Opt4	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
vs.	:	
	:	NO.: 2015-CV-254
Jill E. Kemp	:	
Larry R. Kemp a/k/a Larry Kemp	:	2015-ED-53

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

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

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)

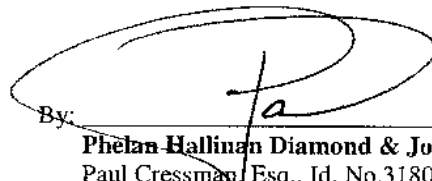
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-254
:
: 2015-ED-53
: COLUMBIA County
:

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
Paul Cressman, Esq., Id. No.318079
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
:
: 2015-ED-53
: 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 July 15 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 \$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 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.

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

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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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.

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owner(s) of property situate in the 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

Document Receipt

Trans #	5305	Carrier / service:	USPS Server	First-Class Mail®	5/6/2015 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 #: 71901140006000052983

Doc Ref #: 2015ED53

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000052976

Doc Ref #: 2015ED53

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000052990

Doc Ref #: 2015ED53

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PHILADELPHIA PA 19106

Document Receipt

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COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052969

Doc Ref #: 2015ED53

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

001506003

DATE
3/18/2015

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)

Francis S. Hillman
AUTHORIZED SIGNATURE

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

⑈001506003⑈ ⑆036001808⑆ 361508666⑈