

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CARRINGTON MORTGAGE SERVICES LLC vs.

**Defendant**  
LAUREN HOHMANN  
LAUREN HOHMANN

**Attorney for the Plaintiff:**  
SHAPIRO & DENARDO  
3600 HORIZON DRIVE  
SUITE 150  
KING OF PRUSSIA, PA 19406

**Sheriff's Sale Date:** Wednesday, September 7, 201

**Writ of Execution No. :** 2016CV285

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

**Location of the real estate:** 80 AMRON DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,101.93
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs** **\$1,856.43**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$1,923.43**

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

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

<b>Inv Number:</b> 207869	<b>Invoice Date:</b> 09/27/2016 10:07:51 AM	<b>RECEIPT</b>	<b>Reg/Drw ID:</b> 0101
<b>Customer:</b> SHERIFF	<b>Last Change:</b>	<b>Receipt By:</b> WALK-IN	<b>By:</b> TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201607660	SOUTH CENTRE
	Grantor - HOHMANN, LAUREN L		09/27/16 10:07:54 AM	TOWNSHIP
	Grantee - CARRINGTON MORTGAGE SERVICES LLC			
	Consideration - \$1,961.90			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$67.00		
	<b>PAYMENTS</b>			
	CHECK: 7519 - SHERIFF	\$67.00		
	<b>TOTAL PAYMENTS</b>	\$67.00		
	<b>AMOUNT DUE</b>	\$67.00		
	<b>PAYMENT ON INVOICE</b>	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

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

CARRINGTON MORTGAGE SERVICES LLC      VS      LAUREN HOHMANN

NO.      102-2016      ED                      NO.      285-2016      JD

DATE/TIME OF SALE:    SEPTEMBER 7, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)      \$ 1923,43

POUNDAGE – 2% OF BID      \$ 38,47

TRANSFER TAX – 2% OF FAIR MKT      \$ —

MISC. COSTS      \$ —

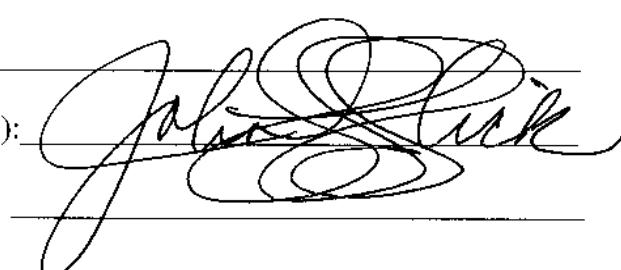
TOTAL AMOUNT NEEDED TO PURCHASE      \$ 1961,90

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

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

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

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



TOTAL DUE:      \$ 1961,90

LESS DEPOSIT:      \$ 1350,00

DOWN PAYMENT:      \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS      \$ 611,90

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DENARDO \*

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and New York  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## **PA Attorneys**

KRISTEN D. LITTLE +  
Managing Attorney - PA

KEVIN S. FRANKEL +

REGINA HOLLOWAY ++

SARAH K. McCAFFERY +

LESLIE J. RASE \*

ALISON H. TULIO +

KATHERINE M. WOLF +

September 8, 2016

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Carrington Mortgage Services, LLC vs. Lauren L. Hohmann  
Docket No.: 2016-cv-285-MF  
Property Address: 80 Amron Drive, Bloomsburg, PA 17815  
S&D File No.: 16-052150

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:

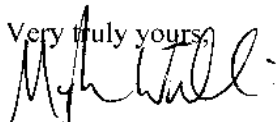
Carrington Mortgage Services, LLC  
1600 South Douglass Road  
Suite 200-A  
Anaheim, California 92806

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$611.90 in payment of monies owed to settle.

**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**

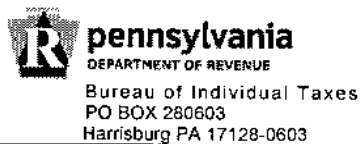
Thank you for your prompt attention to this matter.

Very truly yours,



Meghan Williams  
Paralegal

Enclosures



# REALTY TRANSFER TAX STATEMENT OF VALUE

**See Reverse for Instructions**

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: SHAPIRO &amp; DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

### B. TRANSFER DATA

Date of Acceptance of Document 9/7/2016

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Carrington Mortgage Services, LLC

Telephone Number

800-561-4567

(Customer Service)

Mailing Address

35 West Main Street

Mailing Address

1600 South Douglass Road, Suite 200-A

City

Bloomsburg

State

PA

Zip Code

17815

City

Anaheim

State

California

Zip Code

92806

### C. REAL ESTATE LOCATION

Street Address

80 Amron Drive

City, Township, Borough

Township of South Centre

County

Columbia

School District

Bloomsburg Area

Tax Parcel Number

12-05D-023

### D. VALUATION DATA

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

1. Actual Cash Consideration

\$1,923.43

2. Other Consideration

+ 0.00

3. Total Consideration

= \$1,923.43

4. County Assessed Value

\$27,939.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$103,094.91

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$103,094.91

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

100%

1c. Percentage of Grantor's Interest Conveyed

100%

### 2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the U. S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed.) Property transferred through a mortgage foreclosure action by Sheriff Sale held September 7, 2016 in satisfaction of judgment entered on Docket Number: 2016-cv-285-MF.

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

Signature of Correspondent or Responsible Party  
Meghan Williams

Date

September 8, 2016

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

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

MB Financial Bank  
CHICAGO, ILLINOIS 60602  
2-173-710

16-052150, HOHMANN,

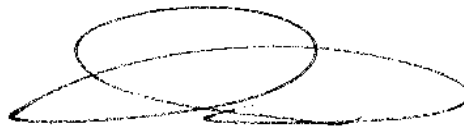
14053378

DATE	9/8/2016
AMOUNT	***611.90

PAY Six Hundred Eleven and 90/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE  
ORDER  
OF  
SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈ 14053378 ⑈ ⑆071001737⑆ 69385258⑈

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>379.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1101.93</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1351.93</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 1923.43

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
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\* Licensed in Pennsylvania and New  
Jersey  
+ Licensed in Pennsylvania and New  
York

+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
REGINA HOLLOWAY ++  
SARAH K. McCAFFERY +  
LESLIE J. RASE \*  
ALISON H. TULLIO +  
KATHERINE M. WOLF +

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Carrington Mortgage Services, LLC vs. Lauren L. Hohmann  
Docket No.: 2016-cv-285-MF  
Property Address: 80 Amron Drive, Bloomsburg, PA 17815  
S&D File No.: 16-052150  
Sale Date: September 7, 2016

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Grace Beatrice  
Legal Assistant

S&D # 16-052150  
Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.  
78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
PLAINTIFF  
VS.  
Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY


NO:2016-cv-285-MF

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

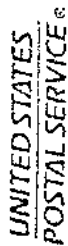
I, Cory Mackanich, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Carrington Mortgage Services, LLC, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on August 8, 2016, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Date: 8/16/2016

SHAPIRO & DENARDO, LLC  
  
By: \_\_\_\_\_  
Grace Beatrice  
Legal Assistant

16-052150



**Certificate of Mailing — Firm (Domestic)**

PS Form 3665, May 2015 PSN 7530-17-000-5549

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*See Sarah*

### Serve To:

Name: LAUREN HOHMANN

Primary Address: 209 DEVIL HOLE RUN ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 6/29/16

Time: 1111

Deputy: 5

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date: 6/17/16

Time: 1250

Mileage:

Deputy: 5

### Service Attempt Notes:

1. NO ANSWER - L/C

2.

3.

4.

5.

6.

HOHMANN, LAUREN

2016CV285

209 DEVIL HOLE RUN ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: LAUREN HOHMANN  
Primary Address: 80 AMRON DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy: 4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

HOHMANN, LAUREN

2016CV285

80 AMRON DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV285

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, SEPTEMBER 07, 2016 AT 9:00 O'CLOCK A.M.**

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

All that certain piece, parcel or lot of land, situated in the Township of South Centre, County of Columbia, Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot No. 23 and the northeast corner of lands described herein; Thence by Lot No. 23, South 43 degrees, 43 minutes, 54 seconds East, 248.53 feet to an iron pin; Thence by other land now or late of the prior grantors in the chain of title, South 71 degrees, 40 minutes, 00 seconds West, 172.40 feet to an iron pin; Thence by Lot No. 21, North 18 degrees, 20 minutes, 00 seconds West, 200.61 feet to an iron pin on the southern edge of Amron Drive; Thence by Amron Drive on a curve to the left having a radius of 139.09 feet, an arc distance of 70.76 feet, to the place of beginning. Being Lot No. 22 on a plan known as "Lion Hills," prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants, and recorded at the Columbia County Recorder's office on June 22, 1977 in Map Book No. 4, at page 252.

Meaning and intending to describe the same premises as conveyed to Lauren L. Hohmann and Eric B. Hummel, last deed filed March 26, 2008 and recorded in Instrument #200802660 of the Columbia County, Pennsylvania Records, 80 Amron Drive, Bloomsburg, PA 17815.

BEING THE SAME PREMISES which Eric B. Hummel, by Deed dated 09/17/2009 and recorded 10/05/2009 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200909397, granted and conveyed unto Lauren L. Hohmann.

**PROPERTY ADDRESS: 80 AMRON DRIVE, BLOOMSBURG, PA 17815**

UPI / TAX PARCEL NUMBER: 12-05D-023

Seized and taken into execution to be sold as the property of LAUREN HOHMANN, LAUREN HOHMANN in suit of CARRINGTON MORTGAGE SERVICES 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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

w deposes and says that Press Enterprise is  
l office and place of business at 3185  
mbia and State of Pennsylvania, and was  
been published daily, continuously in said  
ttached notice August 17, 24, 31, 2016 that  
gnated agent of the owner or publisher of said  
hed; that neither the affiant nor Press  
notice and advertisement and that all of the  
ace, and character of publication are true.

31 day of August 2016

Albert Lee Jensen

(Notary Public)

**COMMONWEALTH OF PENNSYLVANIA**

**NOTARIAL SEAL**

ALBERT LEE JENSEN, Notary Public  
Scott Township, Columbia County  
My Commission Expires April 21, 2020

....., I hereby certify that the advertising and  
....for publishing the foregoing notice, and the

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)
Primary Address:	80 AMRON DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	08/03/16
Time:	15:10
Deputy:	#12
Mileage:	

### Attorney / Originator:

Name:	SHAPIRO & DENARDO	Phone:	
-------	-------------------	--------	--

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2016CV285

80 AMRON DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

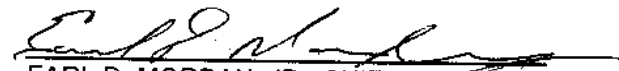


CARRINGTON MORTGAGE SERVICES LLC  
vs.  
LAUREN HOHMANN (et al.)

Case Number  
2016CV285

## SHERIFF'S RETURN OF SERVICE

08/03/2016 03:10 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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 80 AMRON DRIVE, BLOOMSBURG, PA 17815.

  
EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2016

NOTARY

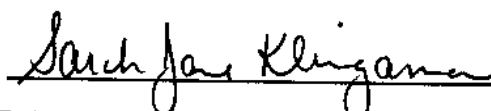
Affirmed and subscribed to before me this

4TH day of AUGUST, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

(01 CountyState Sheriff Telephonat Inc.)

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25101

HOHMANN LAUREN L  
80 AMRON DRIVE  
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP  
Deed: 20090 -9397  
Location: LOT 22  
Parcel Id:12 -05D-023-00,000

Assessment: 27,939  
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

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



# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 07/11/16

Account:

Name:

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

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

Telephone: **(570) 389-5622**

Ad ID: 1079176  
Description: **Hohman Sheriff Sale 102**  
of 2016  
Run Dates: **08/17/16 to 08/31/16**  
Class: **2**  
Agate Lines: **201**  
Blind Box:

**Total Ad Cost \$1,101.93**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/17/16	08/31/16	3	\$1,101.93

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV285

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, SEPTEMBER 07, 2016 AT 9:00 O'CLOCK A.M.**

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

All that certain piece, parcel or lot of land, situated in the Township of South Centre, County of Columbia, Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pin of the southern edge of Amron Drive, said pin being the northwest corner of Lot No. 23 and the northeast corner of lands described herein; Thence by Lot No. 23, South 43 degrees, 43 minutes, 54 seconds East, 248.53 feet to an iron pin; Thence by other land now or late of the prior grantors in the chain of title, South 71 degrees, 40 minutes, 00 seconds West, 172.40 feet to an iron pin; Thence by Lot No. 21, North 18 degrees, 20 minutes, 00 seconds West, 200.61 feet to an iron pin on the southern edge of Amron Drive; Thence by Amron Drive on a curve to the left having a radius of 139.09 feet, an arc distance of 70.76 feet, to the place of beginning, Being Lot No. 22 on a plan known as "Lion Hills," prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants, and recorded at the Columbia County Recorder's office on June 22, 1977 in Map Book No. 4, at page 252.

Meaning and intending to describe the same premises as conveyed to Lauren L. Hohmann and Eric B. Hummel, last deed filed March 26, 2008 and recorded in Instrument #200802650 of the Columbia County, Pennsylvania Records, 80 Amron Drive, Bloomsburg, PA 17815.

BEING THE SAME PREMISES which Eric B. Hummel, by Deed dated 09/17/2009 and recorded 10/05/2009 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200909397, granted and conveyed unto Lauren L. Hohmann.

**PROPERTY ADDRESS: 80 AMRON DRIVE, BLOOMSBURG, PA 17815**

UPI / TAX PARCEL NUMBER: 12-05D-023

Seized and taken into execution to be sold as the property of LAUREN HOHMANN, LAUREN HOHMANN in suit of CARRINGTON MORTGAGE SERVICES 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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Posted Vacant Property*

### Serve To:

Name: OCCUPANT

Primary Address: 80 AMRON DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 209 Devil Hole Run Rd

Phone: Benton PA 17814

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: 6-27-16

Time: 11:11

Deputy: 4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2016CV285

80 AMRON DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 102

Warrant:

Notes:

SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Linda J. Fedder

Primary Address: 6390 Third Street  
Bloomsburg, PA 17815

Phone: 570-784-0219 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Linda Fedder

Relation:

Tax Collector

Date:

6-20-16

Time:

11:27

Deputy:

4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FEDDER, LINDA J.

2016CV285

6390 THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CONNIE JOHNSON

Relation: RECEPTIONIST

Date: 06-16-16 Time: 1408

Deputy: 8 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2016CV285

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 102

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
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:

Relation:

Date:

Deputy:

Ashley Talanca

Conference officer

06-16-16 Time: 1350

8 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV285 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

CARRINGTON MORTGAGE SERVICES LLC  
vs.  
HOHMANN, LAUREN (et al.)

Case Number  
2016CV285

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 102

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DEB MILLER

Relation: CLERK

Date: 6-16-16

Time: 1345

Deputy: 8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV285

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV285

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, SEPTEMBER 07, 2016**  
**AT 9:00 O'CLOCK A.M.**

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

---

All that certain piece, parcel or lot of land, situated in the Township of South Centre, County of Columbia, Pennsylvania, bounded and described as follows, to wit:-

Beginning at an iron pin of the southern edge of Amron Drive, said pin being the northwest corner of Lot No. 23 and the northeast corner of lands described herein; Thence by Lot No. 23, South 43 degrees, 43 minutes, 54 seconds East, 248.53 feet to an iron pin; Thence by other land now or late of the prior grantors in the chain of title, South 71 degrees, 40 minutes, 00 seconds West, 172.40 feet to an iron pin; Thence by Lot No. 21, North 18 degrees, 20 minutes, 00 seconds West, 200.61 feet to an iron pin on the southern edge of Amron Drive;

Thence by Amron Drive on a curve to the left having a radius of 139.09 feet, an arc distance of 70.76 feet, to the place of beginning. Being Lot No. 22 on a plan known as "Lion Hills," prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants, and recorded at the Columbia County Recorder's office on June 22, 1977 in Map Book No. 4, at page 252.

Meaning and intending to describe the same premises as conveyed to Lauren L. Hohmann and Eric B. Hummel, last deed filed March 26, 2008 and recorded in Instrument #200802650 of the Columbia County, Pennsylvania Records.

80 Amron Drive, Bloomsburg, PA 17815

BEING THE SAME PREMISES which Eric B. Hummel, by Deed dated 09/17/2009 and recorded 10/05/2009 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200909397, granted and conveyed unto Lauren L. Hohmann.

PROPERTY ADDRESS: 80 AMRON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05D-023

---

Seized and taken into execution to be sold as the property of LAUREN HOHMANN, LAUREN HOHMANN in suit of CARRINGTON MORTGAGE SERVICES 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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Carrington Mortgage Services, LLC  
PLAINTIFF

No: 2016-cv-285-MF

VS.

2016-ED-102

Lauren L. Hohmann  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

80 Amron Drive, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$118,612.13

Interest from July 2, 2016 to

Costs to be Added

Seal of Court

Date: 6/15/2016

Barbara N. Willett JSS  
PROTHONOTARY

Proth & Clerk of Sev. Courts  
Com. Ex. 1st Monday in 2020  
Stephen A. Vandy  
Deputy Prothonotary



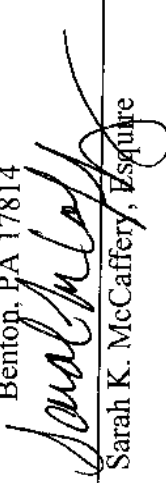
**No: 2016-cv-285-MF**

Carrington Mortgage Services, LLC

**vs.**

Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814



---

Sarah K. McCaffery, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Sarah K. McCaffery, Esquire, Attorney  
SHAPIRO & DeNARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406

All that certain piece, parcel or lot of land, situated in the Township of South Centre, County of Columbia, Pennsylvania, bounded and described as follows, to wit:-

Beginning at an iron pin of the southern edge of Amron Drive, said pin being the northwest corner of Lot No. 23 and the northeast corner of lands described herein;  
Thence by Lot No. 23, South 43 degrees, 43 minutes, 54 seconds East, 248.53 feet to an iron pin;  
Thence by other land now or late of the prior grantors in the chain of title, South 71 degrees, 40 minutes, 00 seconds West, 172.40 feet to an iron pin;  
Thence by Lot No. 21, North 18 degrees, 20 minutes, 00 seconds West, 200.61 feet to an iron pin on the southern edge of Amron Drive;  
Thence by Amron Drive on a curve to the left having a radius of 139.09 feet, an arc distance of 70.76 feet, to the place of beginning.

Being Lot No. 22 on a plan known as "Lion Hills," prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants, and recorded at the Columbia County Recorder's office on June 22, 1977 in Map Book No.4, at page 252.

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80 Amron Drive, Bloomsburg, PA 17815

BEING THE SAME PREMISES which Eric B. Hummell, by Deed dated 09/17/2009 and recorded 10/05/2009 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200909397, granted and conveyed unto Lauren L. Hohmann.

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2016-cv-285-MF

**AFFIDAVIT PURSUANT TO RULE 3129.1**

2016-ED-102

Carrington Mortgage Services, LLC, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **80 Amron Drive, Bloomsburg, PA 17815**.

1. Name and address of Owner(s) or Reputed Owner(s)

Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814

2. Name and address of Defendant in the judgment:

Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814

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

Carrington Mortgage Services, LLC  
1610 E. St. Andrew Pl.#B150  
Santa Ana, CA 92705

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

Carrington Mortgage Services, LLC, Plaintiff  
1610 E. St. Andrew Pl.#B150  
Santa Ana, CA 92705

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

PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

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:

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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:

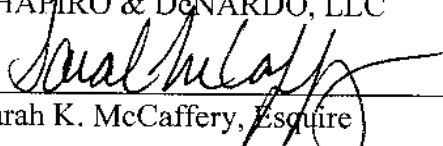
TENANT OR OCCUPANT  
80 Amron Drive  
Bloomsburg, PA 17815

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

SHAPIRO & DeNARDO, LLC

Date: 6/13/16

BY:

  
\_\_\_\_\_  
Sarah K. McCaffery, Esquire

16-052150

# REAL ESTATE OUTLINE

ED # 2016 ED 102

DATE RECEIVED 6-15-14  
DOCKET AND INDEX 2014 CV 285

## 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>14050121</u>

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

SALE DATE Sept. 7<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Carrington Mortgage Services, LLC  
PLAINTIFF

No: 2016-cv-285-MF

VS.

2016-ED-102

Lauren L. Hohmann  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

80 Amron Drive, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$118,612.13

Interest from July 2, 2016 to

Costs to be Added

Seal of Court

Barbara N. Schubert 1SS  
PROTHONOTARY

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2020**

Date: 6/15/2016

Stephen J. Kaye  
Deputy Prothonotary

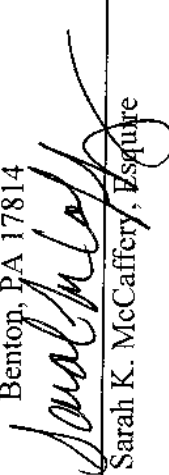
**No: 2016-cv-285-MF**

Carrington Mortgage Services, LLC

**vs.**

Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814



---

Sarah K. McCaffery, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Sarah K. McCaffery, Esquire, Attorney  
SHAPIRO & DeNARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406



All that certain piece, parcel or lot of land, situated in the Township of South Centre, County of Columbia, Pennsylvania, bounded and described as follows, to wit:-

Beginning at an iron pin of the southern edge of Amron Drive, said pin being the northwest corner of Lot No. 23 and the northeast corner of lands described herein;  
Thence by Lot No. 23, South 43 degrees, 43 minutes, 54 seconds East, 248.53 feet to an iron pin;  
Thence by other land now or late of the prior grantors in the chain of title, South 71 degrees, 40 minutes, 00 seconds West, 172.40 feet to an iron pin;  
Thence by Lot No. 21, North 18 degrees, 20 minutes, 00 seconds West, 200.61 feet to an iron pin on the southern edge of Amron Drive;  
Thence by Amron Drive on a curve to the left having a radius of 139.09 feet, an arc distance of 70.76 feet, to the place of beginning.

Being Lot No. 22 on a plan known as "Lion Hills," prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants, and recorded at the Columbia County Recorder's office on June 22, 1977 in Map Book No.4, at page 252.

Meaning and intending to describe the same premises as conveyed to Lauren L. Hohmann and Eric B. Hummel, last deed filed March 26, 2008 and recorded in Instrument #200802650 of the Columbia County, Pennsylvania Records.

80 Amron Drive, Bloomsburg, PA 17815

BEING THE SAME PREMISES which Eric B. Hummell, by Deed dated 09/17/2009 and recorded 10/05/2009 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200909397, granted and conveyed unto Lauren L. Hohmann.

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2016-cv-285-MF

2016-ED-102

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Carrington Mortgage Services, LLC  
1610 E. St. Andrew Pl.#B150  
Santa Ana, CA 92705

and that the last known address of the judgment debtor (Defendant) is:

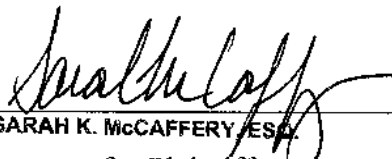
Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814

SHAPIRO & DeNARDO, LLC

Date: 6/13/16

BY:

  
SARAH K. McCAFFERY, ESQ.  
Attorneys for Plaintiff

16-052150

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2016-cv-285-MF

2016-ED-102

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☒ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

☐ That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

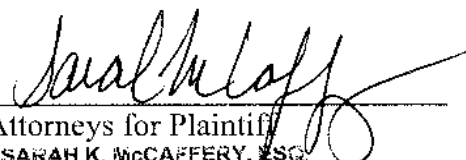
I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

Date:

6/17/16

BY:

  
Attorneys for Plaintiff  
SARAH K. McCAFFERY, ESQ.

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
1600 South Douglass Road  
Suite 200-A  
Anaheim, California 92806

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2016-cv-285-MF 2016-ED-102

PLAINTIFF

VS.

Lauren L. Hohmann

DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery


**AFFIDAVIT OF NON-MILITARY SERVICE**

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant Lauren L. Hohmann is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

SHAPIRO & DeNARDO, LLC

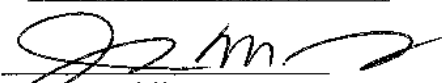
Date: 6/13/16

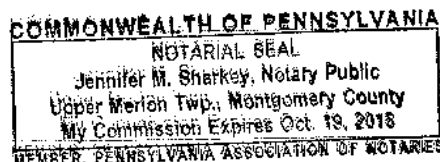
BY:

  
Attorneys for Plaintiff

KRISTEN D. LITTLE, ESQ.

Sworn to and subscribed  
before me this 13<sup>th</sup> day  
of June, 2016.

  
Notary Public





# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: HOHMANNFirst Name: LAURENMiddle Name: L.Active Duty Status As Of: Jun-13-2016

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

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

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

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

*Mary M. Snavelly-Dixon*

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

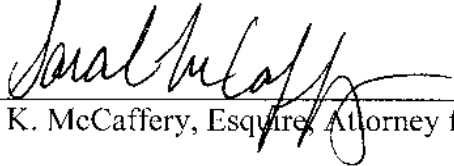
Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore,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

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

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

Certificate ID: M2P6SD2FP322W60

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Sarah K. McCaffery, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
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KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2016-cv-285-MF

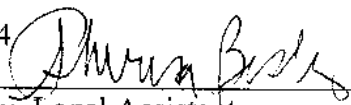
2016-ED-102

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, April 6, 2016 to the following Defendants:

Lauren L. Hohmann, 80 Amron Drive, Bloomsburg, PA 17815

Lauren L. Hohmann, 209 Devil Hole Run Road, Benton, PA 17814

  
Theresa Besley, Legal Assistant  
to Katherine M. Wolf, Esquire for  
Shapiro & DeNardo, LLC



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEI., PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2016-cv-285-MF

2016-ED-102

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Carrington Mortgage Services, LLC, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **80 Amron Drive, Bloomsburg, PA 17815.**

1. Name and address of Owner(s) or Reputed Owner(s)

Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814

2. Name and address of Defendant in the judgment:

Lauren L. Hohmann  
80 Amron Drive  
Bloomsburg, PA 17815

Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814

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

Carrington Mortgage Services, LLC  
1610 E. St. Andrew Pl.#B150  
Santa Ana, CA 92705

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

Carrington Mortgage Services, LLC, Plaintiff  
1610 E. St. Andrew Pl.#B150  
Santa Ana, CA 92705

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

PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

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:

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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:

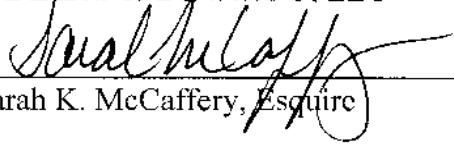
TENANT OR OCCUPANT  
80 Amron Drive  
Bloomsburg, PA 17815

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

SHAPIRO & DeNARDO, LLC

Date: 6/13/16

BY:

  
\_\_\_\_\_  
Sarah K. McCaffery, Esquire

16-052150

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

**GERALD M. SHAPIRO +++**  
**DAVID S. KREISMAN \*\***  
**CHRISTOPHER A. DENARDO \***

+ Licensed in Pennsylvania and New Jersey  
+- Licensed in Pennsylvania and New York  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## **PA Attorneys**

**KRISTEN D. LITTLE +**  
Managing Attorney - PA  
**KEVIN S. FRANKEL +**  
**REGINA HOLLOWAY ++**  
**SARAH K. McCAFFERY +**  
**LESLIE J. RASE \***  
**ALISON H. TULLIO +**  
**KATHERINE M. WOLF +**

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: Carrington Mortgage Services, LLC vs. Lauren L. Hohmann  
Docket No.: 2016-cv-285-MF  
Property Address: 80 Amron Drive, Bloomsburg, PA 17815  
S&D File No.: 16-052150

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1 ;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,

Haley Ashby  
Legal Assistant

Enclosures

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DENARDO \*

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and New York  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
REGINA HOLLOWAY ++  
SARAH K. McCAFFERY +  
LESLIE J. RASE \*  
ALISON H. TULLIO +  
KATHERINE M. WOLF +

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Carrington Mortgage Services, LLC vs. Lauren L. Hohmann  
Docket No.: 2016-cv-285-MF  
Property Address: 80 Amron Drive, Bloomsburg, PA 17815  
S&D File No.: 16-052150

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendant at the addresses provided:

Lauren L. Hohmann, 80 Amron Drive, Bloomsburg, PA 17815  
Lauren L. Hohmann, 209 Devil Hole Run Road, Benton, PA 17814

Please POST THE HANDBILL upon the following Defendant at the addresses provided:

Lauren L. Hohmann, 80 Amron Drive, Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Halcy Ashby  
Legal Assistant

Enclosures

## Document Receipt

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Trans #	8225	Carrier / service:	USPS Server	First-Class Mail®	6/16/2016 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000082218

Doc Ref #: 2016ED102

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8224	Carrier / service:	USPS Server	First-Class Mail®	6/16/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000082201

Doc Ref #: 2016ED102

Postage 5.1300

PHILADELPHIA PA 19107-4214

/02

## Document Receipt

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Trans #	8224	Carrier / service:	USPS Server	First-Class Mail®	6/16/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000082201

Doc Ref #: 2016ED102

Postage 5.1300

PHILADELPHIA PA 19107-4214



## Document Receipt

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Trans #	8223	Carrier / service:	USPS Server	First-Class Mail®	6/16/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000082195

Doc Ref #: 2016ED102

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	8222	Carrier / service:	USPS Server	First-Class Mail®	6/16/2016 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000082188

Doc Ref #: 2016ED102

Postage 5.1300

HARRISBURG PA 17128

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 16-052150

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Lauren L. Hohmann  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2016-cv-285-MF

2016-ED-102

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

TO: Lauren L. Hohmann  
209 Devil Hole Run Road  
Benton, PA 17814

Your house (real estate) at:

**80 Amron Drive, Bloomsburg, PA 17815**

12-05D-023

is scheduled to be sold at Sheriff's Sale on Sept. 7<sup>th</sup> 2016 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$118,612.13 obtained by Carrington Mortgage Services, LLC against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

MB Financial Bank  
CHICAGO, ILLINOIS 60602  
2-173-710

16-052150,HOHMANN,

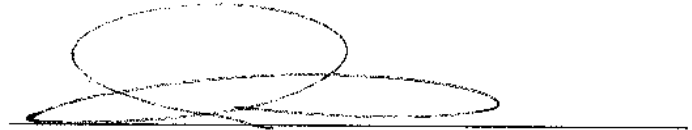
14050121

DATE	6/10/2016
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



⑈14050121⑈ ⑆071001737⑆ 69385258⑈