

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 214718	Invoice Date: 07/17/2017 11:29:01 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201705551 07/17/17 11:29:03 AM	BERWICK BORO
	Grantor - MARMOL, LUIS			
	Grantee - NATIONSTAR MORTGAGE LLC			
	Consideration -	\$3,866.09		
	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			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7868 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

NATIONSTAR MORTGAGE LLC VS LUIS MARMOL & ANA PEREZ

NO. 61-2016 ED NO. 1475-2014 JD

DATE/TIME OF SALE: March 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3790.28

POUNDAGE - 2% OF BID \$ 75.81

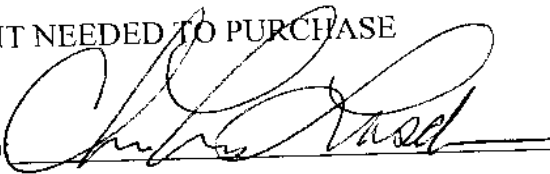
TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 3866.09

PURCHASER(S)



ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE:

\$ 3866.09

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 2516.09

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
LUIS MARMOL
ANA PEREZ

Attorney for the Plaintiff:

POWERS, KIRN & JAVARDIAN LLC
1310 INDUSTRIAL BOULEVARD
SUITE 101
SOUTHAMPTON, PA 18966

Sheriff's Sale Date: Wednesday, March 8, 2017

Writ of Execution No. : 2014CV1475

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 200 EAST 11TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,890.77

Municipal Costs

Sewer	\$1,832.51
Total Municipal Costs	\$1,832.51

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$3,790.28**

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

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkallc.com

March 22, 2017

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

Sarah E. Powers*
William M.E. Powers,
Jr. **
William M.E. Powers, III*
Edward W. Kirn, III*

Jill Manuel-Coughlin *
Jolanta Pekalska+
Harry B. Reese*
Matthew J. McDonnell *
Jessica N. Manis *
*Member of NJ and PA
Bar
** Member of NJ Bar
+Member of PA Bar

RE: Nationstar Mortgage LLC V. Luis Marmol

Premises: 200 East 11th Street, Berwick, PA 18603
Sale held: March 8, 2017
Docket #: 2014-CV-1475

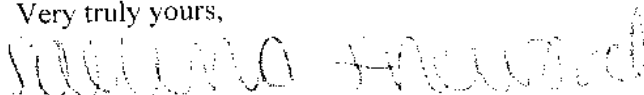
Dear Sir/Madam:

Enclosed please find items necessary to have the Sheriff's deed recorded.

**Title should be transferred to: Nationstar Mortgage, LLC
8950 Cypress Waters Boulevard
Dallas, TX 75019**

Additionally, two realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the recorded Sheriff's deed to my attention using the self-addressed, stamped envelope provided. Should you need anything further, please contact me. Thank you for your assistance in regards to this matter.

Very truly yours,



Sabrina Sherwood for
Powers, Kirn & Associates, LLC
Sabrina.Sherwood@pkallc.com

enclosures

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

See reverse for instructions.

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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name POWERS, KIRN & ASSOCIATES, LLC		Telephone Number: (215) 942-2090	
Mailing Address EIGHT NESHAMINY INTERPLEX, SUITE 215	City TREVOSE	State PA	ZIP Code 19053

B. TRANSFER DATA

Date of Acceptance of Document 03 / 22 / 2017			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Nationstar Mortgage, LLC	Telephone Number: (215) 942-2090
Mailing Address 35 W Main Street		Mailing Address 8950 Cypress Waters Boulevard	
City Bloomsburg	State PA	ZIP Code 17815	City Dallas
		State TX	ZIP Code 75019

C. REAL ESTATE LOCATION

Street Address 200 East 11th Street, Berwick, PA 18603		City, Township, Borough Borough of Berwick	
County Columbia	School District NA	Tax Parcel Number 04-A-03-046	

D. VALUATION DATA

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

1. Actual Cash Consideration 3,790.28	2. Other Consideration +0.00	3. Total Consideration = 3,790.28
4. County Assessed Value 31,897.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = 117,699.93

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

1a. Amount of Exemption Claimed \$ 117,699.93	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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.) _____

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

Signature of Correspondent or Responsible Party

Date

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

POWERS KIRN & ASSOCIATES, LLC
IOLTA ATTORNEY TRUST ACCOUNT
215-942-2090



 **Citizens Bank**

3 7615/360

06/30/2017

PAY TO THE ORDER OF Sheriff of Columbia County \$ **2,516.09
Two Thousand Five Hundred Sixteen and 09/100***** DOLLARS

Sheriff of Columbia County
Attn: Real Estate Division
35 W. Main Street
Bloomsburg, PA 17815

 Shield



MEMO

14-1257/Docket#2014-CV-1475/settlement funds

⑈025115⑈ ⑈036076150⑈ 6236636358⑈

14-1257

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

NATIONSTAR MORTGAGE LLC VS LUIS MARMOL & ANA PEREZ

NO. 61-2016 ED NO. 1475-2014 JD

DATE/TIME OF SALE: March 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3790.28

POUNDAGE - 2% OF BID \$ 75.81

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3866.09

PURCHASER(S) 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3866.09

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 2516.09

14-1257

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief Deputy

1500

Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
LUIS MARMOL
ANA PEREZ

Attorney for the Plaintiff:
POWERS, KIRN & JAYARDIAN LLC
1310 INDUSTRIAL BOULEVARD
SUITE 101
SOUTHAMPTON, PA 18966

Sheriff's Sale Date: Wednesday, March 8, 2017
Writ of Execution No.: 2014CV1475
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 200 EAST 11TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,038.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,890.77

Municipal Costs

Sewer

\$1,832.51 *Poundage*
Total Municipal Costs **\$1,832.51** *75.81*

Distribution Costs

Recording Fees

\$67.00 *Total*
Total Distribution Costs **\$67.00** *386.09*

Grand Total: **\$3,790.28** ✓

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

UPS Internet Shipping: View/Print Label

1. Ensure there are no other shipping or tracking labels attached to your package. Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
2. Fold the printed label at the solid line below. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. **GETTING YOUR SHIPMENT TO UPS**
Customers with a Daily Pickup
 Your driver will pickup your shipment(s) as usual.

Customers without a Daily Pickup

Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the 'Find Locations' Quick link at ups.com.
 Schedule a same day or future day Pickup to have a UPS driver pickup all of your Internet Shipping packages.
 Hand the package to any UPS driver in your area.




UPS Access Point™
 A PLUS PHARMACY
 13023 BUSTLETON AVE
 PHILADELPHIA, PA 19116

UPS Access Point™
 THE UPS STORE
 148 E STREET RD
 FEASTERVILLE TREVOSE, PA 19053

UPS Access Point™
 THE UPS STORE
 10871 BUSTLETON AVE
 PHILADELPHIA, PA 19116

FOLD HERE

We originally sent Settlement Funds to you on 5/17/17 but after tracking our package we notice that it was lost via UPS. (Please see attached)

POWERS, KIRN & ASSOCIATES, LLC 2159422090 POWERS, KIRN & ASSOCIATES, LLC 8 NESHAMINY INTERPLEX TREVOSE PA 19053 SHIP TO: ATTN: REAL ESTATE DIVISION SHERIFF OF COLUMBIA COUNTY 35 W MAIN STREET BLOOMBURG PA 17815	1 OF 1 1 LBS PA 178 9-10 	UPS GROUND TRACKING #: 1Z E9A 407 03 9189 9608		BILLING: P/P Reference #1: DR Reference #2: 14-1257  1ZS 918 2 05L WPTN053 07:34 04/2017
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QUICK START ▼

[Home \(/us/en/Home.page?\)](#) > [Tracking \(/us/en/services/tracking.page?\)](#) > Track & Tracking History

Tracking Detail

1ZE9A4070391899608[Add Description](#)

Picked Up

In Transit

Out for
Delivery

Delivered

Scheduled Delivery:

Scheduled delivery information is not available at this time. Please check back later.

Last Location:

Horsham, PA, United States, Thursday, 05/18/2017

▼ SHIPMENT PROGRESS

LOCATION	DATE	LOCAL TIME	ACTIVITY
Horsham, PA, United States	05/18/2017	7:23 P.M.	Pickup Scan
United States	05/17/2017	10:27 A.M. (ET)	Order Processed: Ready for UPS

▼ ADDITIONAL INFORMATION**Reference Number(s):**DR
14-1257**Shipment Category:**

Package

Shipped/Billed On:

05/17/2017

Weight:

1.00 lb

< [Previous Shipment](#) [Next Shipment](#) [Track by ZIP Code](#)

>

24811

POWERS KIRN & ASSOCIATES, LLC
 IOLTA ATTORNEY TRUST ACCOUNT
 215-942-2090



Citizens Bank

3-7615/360

05/15/2017

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$ **2,516.09

Two Thousand Five Hundred Sixteen and 09/100***** DOLLARS

Sheriff of Columbia County
 Attn: Real Estate Division
 35 W. Main Street
 Bloomsburg, PA 17815

Shield

MEMO

14-1257/Docket#2014-CV-1475/settlement funds

⑈024811⑈ ⑆036076150⑆ 6236636358⑈

POWERS KIRN & ASSOCIATES, LLC / IOLTA ATTORNEY TRUST ACCOUNT

24811

Sheriff of Columbia County
 Date Type Reference
 05/15/2017 Bill 14-1257/DR

Original Amt.
2,516.09

Balance Due
2,516.09

05/15/2017
Discount

Check Amount

Payment
2,516.09
2,516.09

130*Trust Account - C 14-1257/Docket#2014-CV-1475/settlement fund

2,516.09

14-1257

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

NATIONSTAR MORTGAGE LLC VS LUIS MARMOL & ANA PEREZ

NO. 61-2016 ED NO. 1475-2014 JD

DATE/TIME OF SALE: March 8, 2017 @ 9:00 AM

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POUNDAGE - 2% OF BID \$ 75.81

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3866.09

PURCHASER(S)

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$ 3866.09

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 2516.09

14-1257

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



150

Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
LUIS MARMOL
ANA PEREZ

Attorney for the Plaintiff:
POWERS, KIRN & JAVARDIAN LLC
1310 INDUSTRIAL BOULEVARD
SUITE 101
SOUTHAMPTON, PA 18966

Sheriff's Sale Date: Wednesday, March 8, 2017
Writ of Execution No. : 2014CV1475
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 200 EAST 11TH STREET, BERWICK, PA 18803

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,038.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
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Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,890.77

Municipal Costs

Sewer	\$1,832.51	Pondage
Total Municipal Costs	\$1,832.51	75.81

Distribution Costs

Recording Fees	\$67.00	Total
Total Distribution Costs	\$67.00	386.09

Grand Total: \$3,790.28 ✓

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

14-1257

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

NATIONSTAR MORTGAGE LLC VS LUIS MARMOL & ANA PEREZ

NO. 61-2016 ED NO. 1475-2014 JD

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POUNDAGE - 2% OF BID \$ 75.81

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3866.09

PURCHASER(S) 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3866.09

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2516.09

#14-1257

POWERS KIRN & ASSOCIATES, LLC

Light Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090

Attorneys for Plaintiff

Nationstar Mortgage LLC

Plaintiff

vs.

Luis Marmol

Ana Perez

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-1475

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

1. On August 20, 2016, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Ana Perez, by a private process server. On December 29, 2016, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Luis Marmol, by a private process server posting the premises per court order. The defendant was also served via regular and certified mail per court order as well as publication. A copy of the service return, court order, certificate of mailing, and publication is attached hereto and made a part hereof as Exhibit "A".

2. On July 1, 2016 and December 15, 2016, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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.

POWERS KIRN & ASSOCIATES, LLC

By: ☒ Jill Marmol-Coughlin, Esquire Id. No. 63252☐ Amanda L. Rauer, Esquire Id. No. 307028☐ Jolanta Pekalska, Esquire Id. No. 307968☒ Harry B. Reese, Esquire Id. No. 310501☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

Dated: 2-14-17

EXHIBIT "A"

AFFIDAVIT OF SERVICE

PLAINTIFF:
NATIONSTAR MORTGAGE LLC

DEFENDANT(S):
LUIS MARMOL, ET AL

COURT OF COMMON PLEAS
COLUMBIA COUNTY
COURT# 2014-CV-1476

SERVE UPON:
ANA PEREZ
200 EAST FRONT STREET
BERWICK, PA 18603

TYPE OF ACTION
☒ CIVIL ACTION - NOTICE OF SHERIFF'S SALE

SERVED

Served and made known to ANA PEREZ on the 20th day of Aug 20 16 at 8:00 AM PM at 200 EAST FRONT STREET, BERWICK, PA 18603 in the manner described below:

<input checked="" type="checkbox"/> Defendant personally served.	<input type="checkbox"/> Manager/Clerk of place of lodging in which Defendant resides.
<input type="checkbox"/> Adult family member with whom Defendant resides. Relationship is _____	<input type="checkbox"/> Agent or person in charge of Defendant's office or usual place of business.
<input type="checkbox"/> Adult in charge of Defendant's residence who refused to give name/relationship.	<input type="checkbox"/> Other _____

Description: Age: 30 Height: 5'5" Weight: 180 Race: W Sex: F Other: _____

I, Ronald Mott a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff Sale in the captioned case on the date and at the address indicated above.

NOT SERVED

On the _____ day of _____, 20____ at _____ o'clock _____ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Refused

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed,
before me this 19th day
of AUGUST, 20 16

Notary

Courtney C Lloyd

By:

Ronald Mott

Courtney C Lloyd

Notary Public

New Jersey

My Commission Expires 6-13-2021

No. 50040022

ATTORNEY FOR PLAINTIFF

POWERS, KIRM, & ASSOCIATES, LLC,
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVOSE, PA 19033
FILE# 14-1257

8/5

5/173



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 548-7400
FAX: (215) 585-0169



Nationstar Mortgage LLC

:

COURT

Court of Common Pleas of

-VS-

Luis Marmol & Ana Perez

:

CASE NUMBER

Pennsylvania

Columbia County

2014-CV-1475

State of Pennsylvania

AFFIDAVIT

County of Berk-S

B&R Control # CS128481.01

Reference Number 14-1257

SERVICE INFORMATION

On 12/15/2016 we received the
Notice of Sheriff Sale
For service upon: Luis Marmol
At 200 East 11th Street, Berwick, PA 18603

☒ Served Date 12/29/16 Time 3:20 PM Accepted By: _____

In the manner described below.

☐ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☒ Other by posting to property door.

Description of Person Age _____ Height _____ Weight _____ Race _____ Sex _____

Other _____

☒ Not Served Date 12/29/2016 Time 3:20 PM ☐ Moved ☐ Unknown ☐ No Answer ☒ Vacant

☐ Other Premises Abandoned/Vacant. Electric is off.

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff Jeffrey Clary

Sworn to and subscribed before me this
10 day of JAN 17

Notary Public

Client Phone (215) 942-2080

Sale Date: 02/01/2017 Filed Date: _____ BR Serve By: 01/05/2017

Erin Pyle
Powers, Klrn & Associates, LLC
8 Nesheam Interplex, Suite 215
Trevose, PA 19053



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

#14-1257

POWERS KIRN & ASSOCIATES, LLC
 Jill Manuel-Coughlin, Esquire Id. No. 63252
 Amanda L. Rauer, Esquire Id. No. 307028
 Jolanta Pekalska, Esquire Id. No. 307968
 Harry B. Reese, Esquire Id. No. 310501
 Matthew J. McDonnell, Esquire Id. No. 313549
 Eight Neshaminy Interplex, Suite 215
 Trevoose, PA 19053
 (215) 942-2090

FILED
 PROTHONOTARY
 2016 NOV 29 P 3:49
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

Attorney for Plaintiff

Nationstar Mortgage LLC

Plaintiff

vs.

Luis Marmol
 Ana Perez

Defendants

COURT OF COMMON PLEAS
 CIVIL DIVISION
 COLUMBIA COUNTY
 No. 2014-CV-1475

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT
TO PENNSYLVANIA R.C.P. 430**

This matter being opened to the Court by Plaintiff, upon Motion for Order Granting Alternative Service, pursuant to Pennsylvania R.C.P. 430, and the Court having reviewed and considered the pleadings submitted in connection with this matter, and for good cause shown;

IT IS on this 29th day of November, 2016, ORDERED that the Motion for Alternative Service of the Notice of Sheriff's Sale and all subsequent pleadings by posting the premises 200 East 11th Street, Berwick, PA 18603, and by regular and certified mail to the Defendant, Luis Marmol's, last known addresses 200 East 11th Street, Berwick, PA 18603 and 324 Glynn Street, North Babylon, NY 11703

is hereby GRANTED, in addition to publication once in a newspaper in general circulation in Columbia County, per PA RCP 430(b)(1).

BY THE COURT:
1-1 Mary E. Norton J.

NAME AND ADDRESS OF SENDER

Powers, Kim & Associates
1310 Industrial Boulevard, Suite 101
Southampton, PA 18966

INDICATE TYPE OF MAIL


- ☒ Certificate Mailing
- ☐ Insured
- ☐ COD
- ☐ Certified Mail

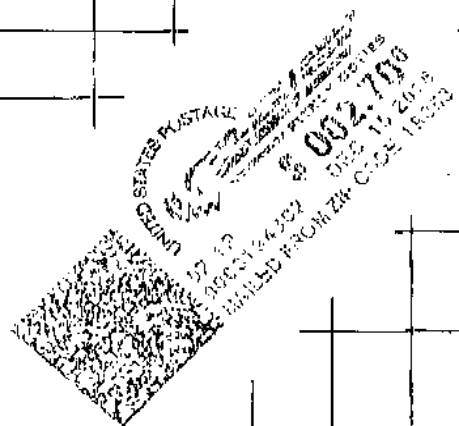
CHECK APPROPRIATE BLOCK FOR

- Registered Mail
- ☐ With Postal Insurance
- ☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Reg.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Luis Marmol 200 East 11th Street Berwick, PA 18603											
2		Luis Marmol 324 Glynn Street North Babylon, NY 11703											
3													
4													
5													
6													
7													
Total Number of Pieces Listed by Sender		2											
POSTMASTER, PER (Name of receiving employee)		<div>DEC 13 2016</div> <div>BERWICK, PA 18603</div> <div>UNITED STATES POSTAGE</div> <div>002.700</div> <div>PAID BY ADDRESSEE</div> <div>MAIL FROM ZIP CODE 18603</div> <div></div>											
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$15,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.													



PS FORM 3877

14-1257 Marmol

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

December 15, 2016

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LUIS MARMOL and ANA PEREZ

PLAINTIFF/SELLER: NATIONSTAR MORTGAGE LLC

DEFENDANT(S): LUIS MARMOL and ANA PEREZ

PROPERTY: 200 EAST 11TH STREET
BERWICK, PA 18603

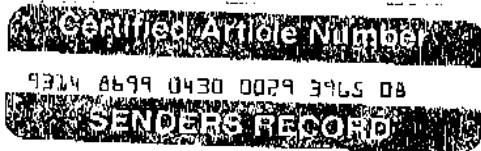
COLUMBIA C.C.P. NO. 2014-CV-1475

The above captioned property is scheduled to be sold at Sheriff's Sale on February 1, 2017 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

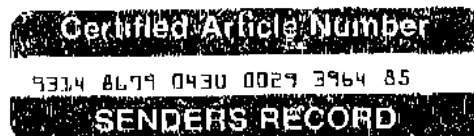
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

|||||
Luis Marmol
324 Glynn Street
North Babylon, NY 11703

Powers, Kirn & Associates, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090



|||||
Luis Marmol
200 East 11th Street
Berwick, PA 18603



TO:

Luis Marmol
324 Glynn Street
North Babylon, NY 11703

SENDER:

crd

REFERENCE:

14-1257

9314 8699 0030-0029-3965 08

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
	Certified Fee	1.30
	Return Receipt Fee	1.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.125

USPS®

MARK OR DATE

**Receipt for
Certified Mail®**

No Insurance Coverage Provided
Do Not Use for International Mail

TO:

Luis Marmol
200 East 11th Street
Berwick, PA 18603

SENDER:
crd

REFERENCE:
14-1257

9314 8699 0430 0029 3964 85

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	06.65
	Certified Fee	2.30
	Return Receipt Fee	1.55
	Restricted Delivery	0.00
	Total Postage & Fees	10.50

USPS®

**Receipt for
Certified Mail®**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK ON DATE

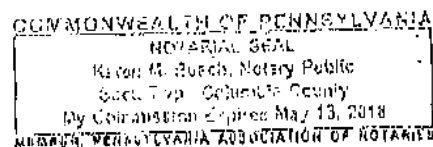
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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, December 19, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION, LAW
NO. 2016 CV 1476
Nationstar Mortgage, LLC, Plaintiff vs. Luis Mermol and Ana Perez, Defendants
NOTICE
TO: Luis Mermol, Defendant, whose last known address is 200 East 11th Street, Berwick, PA 18603.
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
TAKE NOTICE that the real estate located at 200 East 11th Street, Berwick, PA 18603, is scheduled to be sold at Sheriff's Sale on February 7, 2017 at 2:00 AM at Office of the Sheriff, Columbia County Courthouse, 36 West Main Street, Bloomsburg, PA 17816, to enforce the Court Judgment of \$185,127.72 obtained by Nationstar Mortgage, LLC against you. Property Description: Prop. sit in the Borough of Berwick BEING prem: 200 East 11th Street, Berwick, PA 18603. Tax Parcel 04-05-046. Improvements consist of residential property. Said property of Luis Mermol and Ana Perez. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at 11 o'clock A.M. Court of Common Pleas for Columbia County conveying to the purchaser all the right, title, interest and claim which the said defendant has and to the said property at the time of buying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M. on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff (not later than thirty (30) days after sale). Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 30 days after the filing of the schedule.
Powers, King & Assoc., LLC, Attys. for Plaintiff.
Eight North Main Street, Suite 216
Trevose, PA 19083
(215) 942-2080

19th day of December 2016.

Karen M. Beach
(Notary Public)



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.

EXHIBIT "B"

NAME AND ADDRESS OF SENDER

Powers, Kim & Associates
1310 Industrial Boulevard, Suite 202
Southampton, PA 18966

INDICATE TYPE OF MAIL

- ☒ Certificate Mailing
☐ Insured
☐ C.O.D.
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR

- Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Reg. Del. Fee	Remarks
1		Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomersburg, PA 17815											
2		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomersburg, PA 17815											
3		PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
4		Pennsylvania Office of Attorney General 16 th Floor, Strawberry Square Harrisburg, PA 17120											
5		Commonwealth of PA, Dept of Revenue Bureau of Compliance, Clearance Support Dept. 280948 Harrisburg, PA 17128-0948											
6		Tenants/Occupants 200 EAST 11TH STREET KERWICK, PA 18603											
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for C.O.D. and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.								

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

14-1257 Marmol

PS FORM 3877

{00401776}

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT							
Powers, Kira & Associates 1310 Industrial Boulevard, Suite 101 Southampton, PA 18956		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill							
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Actual Value (If Registered)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Luis Marmol 200 East 11th Street Berwick, PA 18603											
2		Luis Marmol 324 Glynn Street North Babylon, NY 11703											
3													
4													
5													
6													
7													
Total Number of Pieces Listed by Sender		2		POSTMASTER, PER (Name of recipient/signature/fee)		 		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconciliation insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$5,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.					
PS FORM 3877		14-1257 Marmol		FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL									

December 15, 2016

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LUIS MARMOL and ANA PEREZ

PLAINTIFF/SELLER: NATIONSTAR MORTGAGE LLC

DEFENDANT(S): LUIS MARMOL and ANA PEREZ

PROPERTY: 200 EAST 11TH STREET
KERWICK, PA 18603

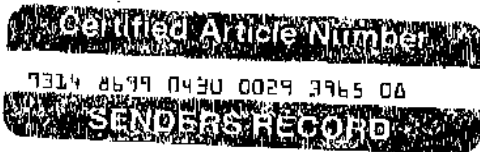
COLUMBIA C.C.P. NO. 2014-CV-1475

The above captioned property is scheduled to be sold at Sheriff's Sale on February 1, 2017 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

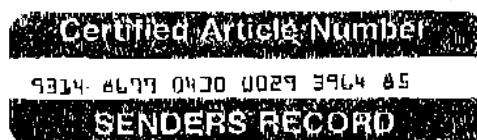
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

|||||
Luis Marmol
324 Glynn Street
North Babylon, NY 11703

Powers, Kim & Associates, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090



|||||
Luis Marmol
200 East 11th Street
Berwick, PA 18603



TO:

Luis Marmol
324 Glynn Street
North Babylon, NY 11703

SENDER:

erd

REFERENCE:

14-1257

9314 8699 0430 0029 3465 08

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
	Certified Fee	30
	Return Receipt Fee	35
	Restricted Delivery	0.00
	Total Postage & Fees	5.115

USPS®**Receipt for
Certified Mail®**

No Insurance Coverage Provided
Do Not Use for International Mail

/S/ SIGNATURE OR DATE

TO:

Luis Mammol
200 East 11th Street
Berwick, PA 18603

SENDER:
erd**REFERENCE:**
14-1257

9314 8699 0430 0029 3964 85

PS Form 3800, January 2005



RETURN RECEIPT SERVICE	Postage	4.65
	Certified Fee	3.38
	Return Receipt Fee	1.35
	Restricted Delivery	0.00
	Total Postage & Fees	9.15

USPS®

**Receipt for
Certified Mail®**

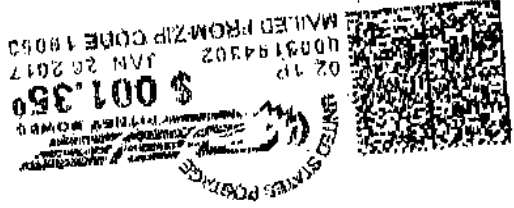
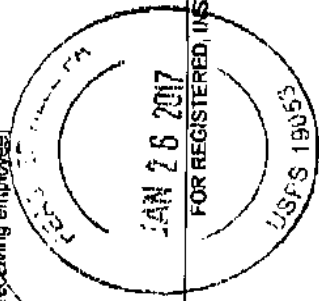
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

NAME AND ADDRESS OF SENDER			INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT					
Powers, Kim & Associates 1310 Industrial Boulevard, Suite 202 Southampton, PA 18966			<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail			Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.					
			Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee
1	✓	Berwick Area Joint Sewer Authority 1108 Frazas Ave Berwick, PA 18603												
Total Number of Pieces Listed by Sender 			POSTMASTER, PER (Name of receiving employee) 			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.								

14-1251 Mammil

PS FORM 3877



NATIONSTAR MORTGAGE, LLC

Vs.

LUIS MARMOL
ANA PEREZ

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2014-CV-1475
2016-ED-61

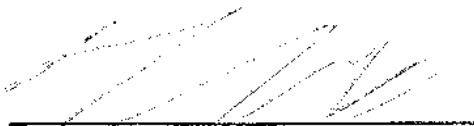
CLERK OF COURT
JAN 31 2017
P 3 42
COLUMBIA COUNTY

ORDER

AND NOW, this 31 day of January, 2017, upon consideration of the within Petition to Postpone Sheriff's Sale, it is hereby ORDERED AND DECREED that:

1. The Sheriff's Sale of the property located at 200 East 11th Street, Berwick, PA 18603 scheduled for February 1, 2017 is postponed to March 8, 2017;
2. No further advertising or notice to lien creditors or defendants is required provided the Sheriff announces the postponement to the assembled bidders; and
3. A copy of this Order shall be provided to the Sheriff's Office and served upon the Defendants by first-class mail.

BY THE COURT:


J.

PK
&A Powers, Kirn &
Associates, LLC

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevese, PA 19053

Telephone: 215-942-2090
Fax: 215-942-8661
www.pkallc.com

August 2, 2016

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

Sarah E. Powers*
William M.E. Powers,
Jr. **
William M.E. Powers, III*
Edward W. Kim, III*

Jill Mangel-Coughlin *
Amanda L. Rauer*
Jolanta Pekalska+
Harry B. Reese*
Matthew J. McDonnell *
*Member of NJ and PA
Bar
** Member of NJ Bar
+Member of PA Bar

RE: Nationstar Mortgage, LLC v Luis Marmol
Premises: 200 East 11th Street, Berwick, PA
Docket #: 2014-CV-1475
2016-ED-61

Dear Sir/Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for August 3, 2016.

Please re-schedule the sale for October 5, 2016.

Very truly yours,

Erin Dormer for
Powers, Kirn & Associates, LLC
Erin.dormer@pkallc.com

Enclosures

VIA FAX: 570-389-5625

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
AMANDA L. RAUER, ESQUIRE Id. No. 307028
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
MATTHEW J. McDONNELL, ESQUIRE Id. No. 313549
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVISO, PA 19053
215-942-2090

NATIONSTAR MORTGAGE, LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LUIS MARMOL
ANA PEREZ

No.: 2014-CV-1475
2016-ED-61

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for August 3, 2016 at 9 A.M. in the above-captioned matter has been continued until October 5, 2016 at 9 A.M.

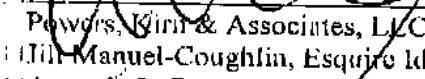
CERTIFICATE OF FILING

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

CERTIFICATE OF SERVICE

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

Date: 8-4-16


Powers, Kirn & Associates, LLC
☒ Jill Manuel-Coughlin, Esquire Id. No. 63252
☒ Amanda L. Rauer, Esquire Id. No. 307028
☒ Jolanta Pekalska, Esquire, Id. No. 307968
☒ Harry B. Reese, Esquire, Id. No. 310501
☒ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

PK**&A Powers, Kirn &
Associates, LLC**728 Marne Highway
Suite 200
Moorestown, NJ 08057Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053Telephone: 215-942-2090
Fax: 215-942-8661
www.pkallc.com

October 4, 2016

Columbia County
Office of the Sheriff
35 W Main Street
Bloomsburg, PA 17815Sarah E. Powers*
William M.E. Powers,
Jr.**
William M.E. Powers, III*
Edward W. Kim, III*Jill Manuel-Coughlin *
Amanda L. Rauer*
Jolanta Pekalska+
Harry B. Reese*
Matthew J. McDonnell *
*Member of NJ and PA
Bar
** Member of NJ Bar
+ Member of PA BarRE: Nationstar Mortgage, LLC v Luis Marmol
Premises: 200 East 11th Street, Berwick, PA
Docket #: 2014-CV-1475
2016-ED-61

Dear Sir/Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is
scheduled for October 5, 2016.

Please re-schedule the sale for November 9, 2016.

Very truly yours,

Erin Dormer for
Powers, Kirn & Associates, LLC
Erin.dormer@pkallc.com

Enclosures

VIA FAX: 570-389-5625

PK
&A Powers, Kirn &
Associates, LLC

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-8661
www.pkallc.com

October 4, 2016

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

Sarah E. Powers*
William M.E. Powers,
Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

Jill Manuel-Coughlin *
Amanda L. Rauer*
Jolanta Pekalska+
Harry B. Reese*
Matthew J. McDonnell *
*Member of NJ and PA
Bar
** Member of NJ Bar
+Member of PA Bar

RE: Nationstar Mortgage, LLC v Luis Marmol
Premises: 200 East 11th Street, Berwick, PA
Docket #: 2014-CV-1475
2016-ED-61

Dear Sir/Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for October 5, 2016.

Please re-schedule the sale for February 1, 2017.

Very truly yours,

Erin Dormer for
Powers, Kim & Associates, LLC
Erin.dormer@pkallc.com

Enclosures

VIA FAX: 570-389-5625

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
AMANDA L. RAUER, ESQUIRE Id. No. 307028
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
MATTHEW J. McDONNELL, ESQUIRE Id. No. 313549
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVOSSE, PA 19053
215-942-2090

NATIONSTAR MORTGAGE, LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LUIS MARMOL
ANA PEREZ

No.: 2014-CV-1475
2016-ED-61

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for October 5, 2016 at 9 A.M. in the above-captioned matter has been continued until February 1, 2017 at 9 A.M.

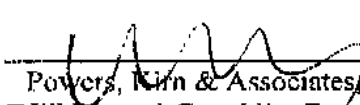
CERTIFICATE OF FILING

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

CERTIFICATE OF SERVICE

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

Date: 10-10-16


Powers, Kirn & Associates, LLC
□ Jill Manuel-Coughlin, Esquire Id. No. 63252
□ Amanda L. Rauer, Esquire Id. No. 307028
□ Jolanta Pekalska, Esquire, Id. No. 307968
□ Harry B. Reese, Esquire, Id. No. 310501
□ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff



September 29, 2016

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

NATIONSTAR MORTGAGE LLC

VS.

**LUIS MARMOL
ANA PEREZ**

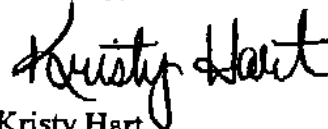
**NO: 2014-CV-1475
NO: 2016-ED-61**

Dear Timothy:

The amount due on the sewer account #104300 for the property located at 200 E. 11th Street, Berwick Pa through December 31, 2016 is \$1,832.51. This amount includes fees to satisfy a lien on the property.

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

Sincerely,



Kristy Hart
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

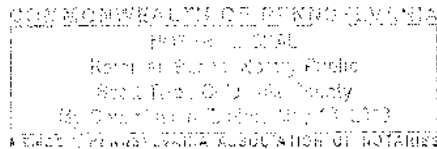
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA 3 SS

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 July 13, 20, 27, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 27th day of July 2016

Haren M. Beach
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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: 25089

PEREZ ANA
LUIS MARMOL
200 EAST 11TH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -0163
Location: LOT 21
Parcel Id:04A-03 -046-00,000

Assessment: 31,897
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: _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>449.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</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	\$ <u>1665.33</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1665.33</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3623.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC

vs.

LUIS MARMOL (et al.)

Case Number
2014CV1475

SHERIFF'S RETURN OF SERVICE

06/28/2016 10:25 AM - DEPUTY KEVIN DENT, 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 200 EAST 11TH STREET, BERWICK, PA 18603.

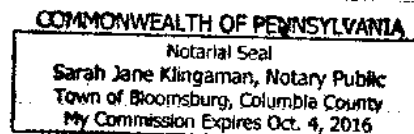
KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY



Affirmed and subscribed to before me this

29TH day of JUNE, 2016

Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18
(in County) Suite Sheriff, Telephon, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 200 EAST 11TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date:

6/28/16

Time:

1025

Deputy:

5

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV1475

200 EAST 11TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LUIS MARMOL (et al.)

Case Number
2014CV1475

SHERIFF'S RETURN OF SERVICE

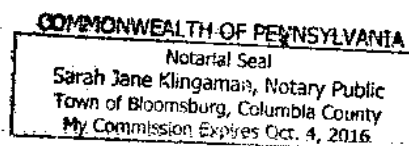
04/29/2016 01:40 PM - I, DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: LUIS MARMOL, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE DEPUTY THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 200 EAST 11TH STREET, BERWICK, PA 18603. TRIED 112 EAST 9TH STREET, BERWICK, NOT THERE. NO FORWARD AT POST OFFICE.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of APRIL 2016

Intiff Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LUIS MARMOL (et al.)

Case Number
2014CV1475

SHERIFF'S RETURN OF SERVICE

04/29/2016 10:44 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: ANA PEREZ AT 1803 NORTH VINE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 29, 2016

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

29TH day of APRIL, 2016

intiff Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

NATIONSTAR MORTGAGE LLC

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

LUIS MARMOL
ANA PEREZ

NO.: 2014-CV-1475

2016-ED-61

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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 described property (specifically described property below):

Premises: 200 EAST 11TH STREET, KERWICK, PA 18603

(See legal description attached.)

Amount Due

\$165,427.72

Interest from 05/06/2015 to
Date of Sale (\$27.12 per diem)

\$ _____

Total

\$ _____ Plus Cost \$ _____

as endorsed.

Dated 04-22-16
(Seal)

Barbara R. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2014-CV-1475 2016-ED-61

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC

vs.

LUIS MARMOL
ANA PEREZ

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost \$ _____

Attorney for Plaintiff

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

Address of Defendant(s)

2225 GREAT NECK ROAD, COPIAGUE, NY

Where papers may be served

ALL THAT certain piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING. BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

March 10, 2016

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LUIS MARMOL and ANA PEREZ

PLAINTIFF/SELLER: NATIONSTAR MORTGAGE LLC

DEFENDANT(S): LUIS MARMOL and ANA PEREZ

PROPERTY: 200 EAST 11TH STREET
KERWICK, PA 18603

COLUMBIA C.C.P. NO. 2014-CV-1475 2016-ED-61

The above captioned property is scheduled to be sold at Sheriff's Sale on August 3rd 2016 at 9:00 am, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

Powers, Kim & Associates, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090



April 29, 2016

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

NATIONSTAR MORTGAGE LLC

VS.

**LUIS MARMOL
ANA PEREZ**

**NO: 2014-CV-1475
NO: 2016-ED-61**

Dear Timothy:

The amount due on the sewer account #104300 for the property located at 200 E. 11th Street, Berwick Pa through September 30, 2016 is \$1665.33. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 61

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LUIS MARMOL

Primary Address: 200 EAST 11TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 112 E. 9th St

Phone: Berwick, PA

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-29-16

Time: 13:40

Deputy: 3

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date: 4-25-16

Time:

Mileage:

Deputy: 3

Service Attempt Notes:

1. House @ 200 E. 11th Vacant
2. No Forwarding @ Post Office
3. checked at Alternate address - Resident Stated dep does not live here,
4. nor ever has.
5. J-Net has 112 E. 9th
- 6.

MARMOL, LUIS

2014CV1475

200 EAST 11TH STREET, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

NATIONSTAR MORTGAGE LLC

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

vs.

**LUIS MARMOL
ANA PEREZ**

NO.: 2014-CV-1475

2016-ED-61

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

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 described property (specifically described property below):

Premises: 200 EAST 11TH STREET, KERWICK, PA 18603

(See legal description attached.)

Amount Due

\$165,427.72

Interest from 05/06/2015 to
Date of Sale (\$27.12 per diem)

\$ _____

Total

\$ _____ Plus Cost \$ _____

as endorsed.

Dated 04-22-16
(Seal)

Barbara R. Swett
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2014-CV-1475 2016-ED-61

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC

vs.

LUIS MARMOL
ANA PEREZ

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost \$ _____

Attorney for Plaintiff

Eight Neshaminy Interplex
Suite 215

Treose, PA 19053

Address of Defendant(s)

2225 GREAT NECK ROAD, COPIAGUE, NY

Where papers may be served

ALL THAT certain piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING. BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

March 10, 2016

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LUIS MARMOL and ANA PEREZ

PLAINTIFF/SELLER: NATIONSTAR MORTGAGE LLC

DEFENDANT(S): LUIS MARMOL and ANA PEREZ

PROPERTY: 200 EAST 11TH STREET
KERWICK, PA 18603

COLUMBIA C.C.P. NO. 2014-CV-1475 2016-ED-61

The above captioned property is scheduled to be sold at Sheriff's Sale on August 3rd 2016 at 9:00 am, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

Powers, Kim & Associates, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANA PEREZ

Primary Address: 200 EAST 11TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 1803 N. Vine St.

Phone: Berwick, PA

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 4-29-16

Time: 10:44

Deputy: 3

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:	4-29-16					
Time:						
Mileage:						
Deputy:	3					

Service Attempt Notes:

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

PEREZ, ANA

2014CV1475

200 EAST 11TH STREET, 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 04/28/16

Account:

Name:

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

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

Ad ID: 1072162
Description: **Marmol & Perez Sheriff**
Sale # 61 of 2016
Run Dates: 07/13/16 to 07/27/16
Class: 2
Agate Lines: 189
Blind Box:

Total Ad Cost \$1,036.77
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/13/16	07/27/16	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1475

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, AUGUST 03, 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 or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING.

BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

PROPERTY ADDRESS: 200 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-A-03-046

Seized and taken into execution to be sold as the property of LUIS MARMOL, ANA PEREZ in suit of NATIONSTAR MORTGAGE 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:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 61

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 4-25-16 Time: 14:28

Deputy: 3 Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV1475

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 61

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

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: 4-25-16

Time: 14:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV1475

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 61

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 200 EAST 11TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date: 4/25/16

Time: 1:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2014CV1475

200 EAST 11TH STREET, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

NATIONSTAR MORTGAGE LLC

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

vs.

NO.: 2014-CV-1475

**LUIS MARMOL
ANA PEREZ**

**2016-ED-61
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

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 described property (specifically described property below):

Premises: 200 EAST 11TH STREET, KERWICK, PA 18603

(See legal description attached.)

Amount Due	<u>\$165,427.72</u>
Interest from 05/06/2015 to Date of Sale (\$27.12 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

Dated 04-22-16
(Seal)

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2014-CV-1475 2016-ED-61

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC

vs.

LUIS MARMOL
ANA PEREZ

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost \$ _____

Attorney for Plaintiff

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

Address of Defendant(s)

2225 GREAT NECK ROAD, COPIAGUE, NY

Where papers may be served

ALL THAT certain piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING. BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1475

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, AUGUST 03, 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 or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING.

BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

PROPERTY ADDRESS: 200 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-A-03-046

Seized and taken into execution to be sold as the property of LUIS MARMOL, ANA PEREZ in suit of NATIONSTAR MORTGAGE 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:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 61

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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:

Time:

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2014CV1475

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
MARMOL, LUIS (et al.)

Case Number
2014CV1475

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 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: 4/25/16

Time: 10:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1475

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2016 6061DATE RECEIVED 4-22-2016
DOCKET AND INDEX 2014 CV 1475

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>22284</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE Aug 3rd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

NATIONSTAR MORTGAGE LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LUIS MARMOL
ANA PEREZ

No.: 2014-CV-1475

2016-ED-61

AFFIDAVIT PURSUANT TO RULE 3129.1

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 200 EAST 11TH STREET, KERWICK, PA 18603:

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

Name

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

LUIS MARMOL

2225 GREAT NECK ROAD
COPIAGUE, NY 11726

ANA PEREZ

2225 GREAT NECK ROAD
COPIAGUE, NY 11726

200 EAST 11TH STREET
BERWICK, PA 18603

FILED
PROTESTANT
2016 FEB 22 PM 12 39
CLERK OF COURT
COLUMBIA COUNTY

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

LUIS MARMOL

2225 GREAT NECK ROAD
COPIAGUE, NY 11726

ANA PEREZ

2225 GREAT NECK ROAD
COPIAGUE, NY 11726

200 EAST 11TH STREET
BERWICK, PA 18603

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

Name

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

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

Name

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

Plaintiff,
Nationstar Mortgage LLC

350 Highland Drive
Lewisville, TX 75067

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

Name

Last Known 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

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

Columbia County Domestic Relations

11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

11 West Main Street
Main Street County Annex
P.O. Box 380
Bloomsburg, PA 17815

PA Department of Public Welfare
Bureau of Child Support Enforcement

Health and Welfare Building -- Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Pennsylvania Office of Attorney
General

16th Floor, Strawberry Square
Harrisburg, PA 17120

Commonwealth of PA, Dept of Revenue
Bureau of Compliance, Clearance Support

Dept. 280948
Harrisburg, PA 17128-0948

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:

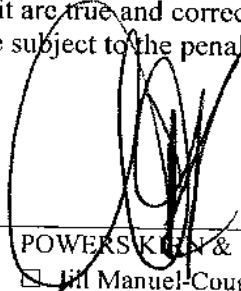
Name

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

Tenants/Occupants

200 EAST 11TH STREET
KERWICK, PA 18603

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



POWERS KERN & ASSOCIATES, LLC

☒ Jill Manuel-Coughlin, Esquire Id. No. 63252

☒ Amanda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

April 20, 2016

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

NATIONSTAR MORTGAGE LLC

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

vs.

NO.: 2014-CV-1475

**LUIS MARMOL
ANA PEREZ**

2016-ED-61
**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

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 described property (specifically described property below):

Premises: 200 EAST 11TH STREET, KERWICK, PA 18603

(See legal description attached.)

Amount Due	\$ <u>165,427.72</u>
Interest from 05/06/2015 to Date of Sale (\$27.12 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

Dated 04-22-16
(Seal)

Barbara N. Silvestri

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2014-CV-1475 2016-ED-61

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC

vs.

LUIS MARMOL
ANA PEREZ

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost \$ _____

Attorney for Plaintiff

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

Address of Defendant(s)

2225 GREAT NECK ROAD, COPIAGUE, NY

Where papers may be served

ALL THAT certain piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING. BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

March 10, 2016

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

Jill Manuel-Coughlin*
Amanda L. Rauer+
Jolanata Pekalska+
Harry B. Reese*
Matthew J. McDonnell+

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

Very truly yours,



Deana Maier for
Powers, Kirn & Associates, LLC

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
NATIONSTAR MORTGAGE LLC

COURT NO.: 2014-CV-1475

DEFENDANT
LUIS MARMOL
ANA PEREZ

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
200 EAST 11TH STREET
KERWICK, PA 18603

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, 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 _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
NATIONSTAR MORTGAGE LLC

COURT NO.: 2014-CV-1475

2016-ED-61

DEFENDANT
LUIS MARMOL
ANA PEREZ

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE LUIS MARMOL AT:
2225 GREAT NECK ROAD
COPIAGUE, NY 11726

SALE DATE:

PLEASE DO NOT SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, 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 _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
NATIONSTAR MORTGAGE LLC

COURT NO.: 2014-CV-1475

DEFENDANT
LUIS MARMOL
ANA PEREZ

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE ANA PEREZ AT:
2225 GREAT NECK ROAD
COPIAGUE, NY 11726

SALE DATE:

PLEASE DO NOT SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, 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 _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215)942-2090

POWERS KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
AMANDA L. RAUER, ESQUIRE Id. No. 307028
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
MATTHEW J. MCDONNELLI, ESQUIRE Id. No. 313549
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVOSSE, PA 19053
(215) 942-2090

NATIONSTAR MORTGAGE LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LUIS MARMOL
ANA PEREZ

No.: 2014-CV-1475

2016-ED-601

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: LUIS MARMOL
ANA PEREZ
2225 GREAT NECK ROAD
COPIAGUE, NY 11726**

Your house (real estate) at 200 EAST 11TH STREET, KERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____ at _____, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$165,427.72**, obtained by **NATIONSTAR MORTGAGE 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 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See 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) 942-2090.
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 Powers, Kim & Associates, LLC at (215) 942-2090.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against the property.

March 10, 2016

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LUIS MARMOL and ANA PEREZ

PLAINTIFF/SELLER: NATIONSTAR MORTGAGE LLC

DEFENDANT(S): LUIS MARMOL and ANA PEREZ

PROPERTY: 200 EAST 11TH STREET
KERWICK, PA 18603

COLUMBIA C.C.P. NO. 2014-CV-1475 2016-ED-61

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at _____, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

Powers, Kirn & Associates, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

POWERS KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
AMANDA L. RAUER, ESQUIRE Id. No. 307028
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVOSSE, PA 19053
(215) 942-2090

NATIONSTAR MORTGAGE LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LUIS MARMOL
ANA PEREZ

No.: 2014-CV-1475

2016-ED-61

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☒ FHA
☐ Tenant Occupied
☐ Vacant
☐ Commercial
☐ As a result of Complaint in Assumpsit
☒ Act 91 complied with

FILED
PROthonary
2016 APR 22 PM 12 39
CLERK OF COURT
COLUMBIA COUNTY

POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☒ Amanda L. Rauer, Esquire Id. No. 307028
☐ Jolanta Pekalska, Esquire Id. No. 307968
☐ Harry B. Reese, Esquire Id. No. 310501
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET NO:

2014-CV-1475

2016-ED-61

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Berwick, County of Columbia and State of Pennsylvania.

TAX PARCEL NO:

04-A-03-046

PROPERTY ADDRESS

200 EAST 11TH STREET
KERWICK, PA 18603

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

LUIS MARMOL
ANA PEREZ

ATTORNEY'S NAME:

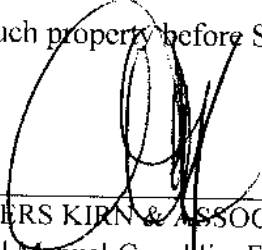
Powers, Kirn & Associates, LLC

SHERIFF'S NAME:

Timothy T. Chamberlain

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of 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.



POWERS KIRN & ASSOCIATES, LLC

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☒ Amanda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

4/20/16

NATIONSTAR MORTGAGE LLC

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

LUIS MARMOL
ANA PEREZ

IN MORTGAGE FORECLOSURE

No.: 2014-CV-1475

Defendant(s)

2016-ED-61

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) LUIS MARMOL is over 21 years of age, resides at 2225 GREAT NECK ROAD, COPIAGUE, NY 11726;

(b) ANA PEREZ is over 21 years of age, resides at resides at 2225 GREAT NECK ROAD, COPIAGUE, NY 11726;

(c) Plaintiff, NATIONSTAR MORTGAGE LLC, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


POWERS KIRN & ASSOCIATES, LLC

☐ Jill Manuel-Coughlin, Esquire Id. No. 63252

☒ Amanda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MARMOLFirst Name: LUIS

Middle Name:

Active Duty Status As Of: Apr-21-2016

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 individuals' active duty status based on the Active Duty Status Date			

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

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

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

Mary M. Snavelly-Dixon

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via 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: IER9Q773V266530



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: PEREZ

First Name: ANA

Middle Name:

Active Duty Status As Of: Apr-21-2016

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
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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
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Mary M. Snavelly-Dixon

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

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Certificate ID: YEU377834271U00

POWERS KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252
AMANDA L. RAUER, ESQUIRE Id. No. 307028
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
MATTHEW J. McDONNELL, ESQUIRE Id. No. 313549
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVISO, PA 19053
(215) 942-2090

NATIONSTAR MORTGAGE LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LUIS MARMOL
ANA PEREZ

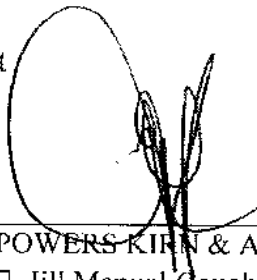
No.: 2014-CV-1475

2016-ED-61

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☒ FHA
☐ Tenant Occupied
☐ Vacant
☐ Commercial
☐ As a result of Complaint in Assumpsit
☒ Act 91 complied with


POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☒ Amanda L. Rauer, Esquire Id. No. 307028
☐ Jolanta Pekalska, Esquire Id. No. 307968
☐ Harry B. Reese, Esquire Id. No. 310501
☐ Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

ALL THAT certain piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING. BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOI, and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

ALL THAT certain piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING. BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

SHORT DESCRIPTION

DOCKET NO: 2014-CV-1475 2016-ED-61

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Berwick, County of Columbia and State of Pennsylvania.

TAX PARCEL NO: 04-A-03-046

PROPERTY ADDRESS 200 EAST 11TH STREET
KERWICK, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: LUIS MARMOL
ANA PEREZ

ATTORNEY'S NAME: Powers, Kirn & Associates, LLC

SHERIFF'S NAME: Timothy T. Chamberlain



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MARMOLFirst Name: LUIS

Middle Name:

Active Duty Status As Of: Apr-21-2016

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 individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
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Certificate ID: IER9Q773V266530



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: PEREZFirst Name: ANA

Middle Name:

Active Duty Status As Of: Apr-21-2016

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
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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Mary M. Snavelly-Dixon

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: YE0377834271U00

NATIONSTAR MORTGAGE LLC

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

LUIS MARMOL
ANA PEREZ

IN MORTGAGE FORECLOSURE

No.: 2014-CV-1475

Defendant(s)

2016-ED-61

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) LUIS MARMOL is over 21 years of age, resides at 2225 GREAT NECK ROAD, COPIAGUE, NY 11726;

(b) ANA PEREZ is over 21 years of age, resides at 2225 GREAT NECK ROAD, COPIAGUE, NY 11726;

(c) Plaintiff, NATIONSTAR MORTGAGE LLC, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


POWERS KIRN & ASSOCIATES, LLC

☐ Jill Manuel-Coughlin, Esquire Id. No. 63252

☒ Amanda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquire Id. No. 307968

☐ Harry B. Reese, Esquire Id. No. 310501

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

Document Receipt

Trans #	7821	Carrier / service:	USPS Server	First-Class Mail®	4/25/2016 12:00:00 AM
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ANA PEREZ

2225 GREAT NECK ROAD

Tracking #: 71901140006000078150

Doc Ref #: 2016ED61

Postage 5 1300

COPIAGUE NY 11726

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Trans #	7820	Carrier / service:	USPS Server	First-Class Mail®	4/25/2016 12:00:00 AM
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LUIS MARMOL					
2225 GREAT NECK ROAD			Tracking #:	71901140006000078143	
			Doc Ref #:	2016ED61	
			Postage	5.1300	
COPIAGUE	NY	11726			

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000078136

Doc Ref # 2016ED61

Postage 5.1300

PHILADELPHIA PA 19106

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PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000078129
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PHILADELPHIA PA 19107

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

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HARRISBURG PA 17105

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COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000078105

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HARRISBURG PA 17128

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



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

22284

POWERS KIRN & ASSOCIATES, LLC
IOLTA ATTORNEY TRUST ACCOUNT
215-942-2090



03/11/2016

PAY TO THE ORDER OF Sheriff of Columbia County

\$**1,350.00

One Thousand Three Hundred Fifty and 00/100***** DOLLARS

Sheriff of Columbia County

MEMO

14-1257/NSM/MARMOU/SHERIFF DEPOSIT



⑈022284⑈ ⑆036076150⑆ 6236636358⑈