## COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 214718

Invoice Date: 07/17/2017 11:29:01 AM

RECEIPT

Reg/Drw ID: 0102 By: BSL

Customer: SHERIFF

Last Change:

Receipt By: WALK-IN

			Amount	Inst # / Inst Date	Municipality
1 <u>g #</u> 1	Charge / Payment / Fee Description  DEED  Grantor - MARMOL, LUIS  Grantee - NATIONSTAR MORTGAGE LLC  Consideration - \$3,866.09  Tax Basis - \$0,00  Return Via - MAIL  Fees Summary:  STATE WRIT TAX  JCS/ACCESS TO JUSTICE  AFFORDABLE HOUSING  RECORDING FEES - RECORDER  RECORDER IMPROVEMENT FUND  COUNTY IMPROVEMENT FUND	\$0.50 \$35.50 \$13.00 \$13.00 \$3.00 \$2.00		201705551 07/17/17 11:29:03 AM	BERWICK BORD
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES		\$67.00	<u>-</u>	
	PAYMENTS CHECK: 7868 - SHERIFF TOTAL PAYMENTS	<u>.</u> —	\$67.00 \$67.00	_	
	AMOUNT DUE PAYMENT ON INVOICE BALANCE DUE ON INVOICE		\$67.00 (\$67.00 \$0.00	))	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIO	NSTAR MORTG	AGE LLC V	S LUIS MARN	MOL & ANA PER	EZ
NO.	61-2016	ED	NO.	1475-2014	JD
DATE	TIME OF SALE:	March 8, 2	@ 9:00 A	M	
BID P	RICE (INCLUDES	S COST)	\$ 3790		
POUN	DAGE – 2% OF 1	BID	<u>\$ 75)</u>	8/	
TRAN	ISFER TAX – 2%	OF FAIR MKT	\$	<del></del>	
MISC	. COSTS		\$		
	AL AMOUNT NEI	EDED TO PUR	CHASE	<u>\$</u> 38	-66,09
ADD	RESS:				
NAM	ES(S) ON DEED:				
PUR	CHASER(S) SIGN	IATURE(S):			
					<del></del>
	1	OTAL DUE:		<u>\$_3</u>	866.09 35400
	I	LESS DEPOSIT	·:	\$ <u> </u>	350,00
	]	DOWN PAYMI	ENT:	\$ <u>_</u>	
	,	TOTAL DUE I	N 8 DAYS	<u>\$_2</u>	516.09

## 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**

	Grand Total:	\$3,790.28
Newtoning Fees	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs		
Gewei	Total Municipal Costs	\$1,832.51
Sewer		\$1,832.51
Municipal Costs		
	Total Sheriff Costs	<b>\$1,890</b> .77
Surcharge	••	\$140.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$6.50
Service Mileage Distribution Form		\$25.00
Service	•	\$24.00
Web Posting		\$195.00
Transfer Tax Form		\$100.00
Solicitor Services		\$25.00
Sheriff's Deed		\$100.00
Sheriff Automation Fund	•	\$35.00
Prothonotary, Acknowledge Deed		\$50.00
Press Enterprise Inc.		\$10.00
Posting Handbill		\$1,036.77
Mailing Costs		\$36.00 \$15.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		
Advertising Sale (Newspaper)		\$17.50

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



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.pkalle.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

bindunt

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@pkalle.com

enclosures

REV-\$83 EX (10-14).



Bureau of Individual Taxes PO BOX 280603 Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY
State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with 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.

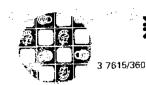
A. CORRESPONDENT - All in	quiries ma	y be directe	ed to the following p			ne Number: 942-2090	
OWERS, KIRN & ASSOCIATES, L	.LC				State	ZIP Code	
ailing Address IGHT NESHAMINY INTERPLEX, S			City TREVOSE		PA	19053	
. TRANSFER DATA							
	22 / 2017				<u> </u>		
Grantor(s)/Lessor(s)	Telepho	one Number:	Grantee(s)/Lessee(s)		Teleph0	ne Number: 942-2090	
heriff of Columbia County	(570)	389-5622	Nationstar Mortgag	je, LLC	(210)	342-2000	
lailing Address	- <b></b>		Mailing Address 8950 Cypress Wat	ers Boulevard			
5 W Main Street	State			era Dodiovara	State	ZIP Code	
City		ZIP Code	City Dallas		TX	75019	
Bloomsburg	PA	17815	Dallas			<u> </u>	
C. REAL ESTATE LOCATION	<u> </u>		City, Township, Boroug				
Street Address	10603		Borough of Berwic				
200 East 11th Street, Berwick, PA 1	School	District	00.0-3.	Tax Parcel Number	r		
County	NA NA			04-A-03-046			
Columbia							
D. VALUATION DATA	omont or re	elocation?	□ Y 🛛 N				
Was transaction part of an assign	11116111 01 14	ner Consideratio		3. Total Considera	ition		
1. Actual Cash Consideration	+0.			= 3,790.28			
3,790.28 4. County Assessed Value	5. Co	mmon Level Rat	tio Factor	6. Fair Market Val			
31 897 00	x 3			= 117,699.93			
E. EXEMPTION DATA - Refe	er to instru	ictions for e	xemption status.			toyant Canyo	
1a. Amount of Exemption Claimed	[ 1b. P	ercentage of Gra	With a turning est us wear earn	te 1c. Percentage of 100.00		%	
# 447 G00 03	100.	00	%	100.00		70	
2. Check Appropriate Box Bel	ow for Ex	emption Cla	aimed.				
			(Name of Decedent)		(Estate Fi	le Number)	
☐ Transfer to a trust. (Attach co	molete conv	of trust agree	ement identifying all be	neficiaries.)			
Transfer to a trust. (Attach co	f transfer int	o the trust	, -				
Transfer from a trust. Date of If trust was amended attach	a convent of or	ininal and ame	ended trust.	<del></del> ;			
	ومعامل المستحيد السا	www.namtv.(Atta	ich complete copy of du	ency/straw party a	greement.)		
	Ith thallC	and instrume	infallfles by olly, dedica	tion, condemnation	or in lieu (	of condemna	
The second secon	bolder of a	mortaage in C	default. (Attach copy of	mortgage and note	e/assignmer	nt.j	
Corrective or confirmatory de	eed. (Attach	complete copy	y of the deed to be corr	ected of communica	.)		
— a	ation, merge	r or division. (	(Attach copy of articles.	)			
<ul><li>Statutory corporate consolute</li><li>Other (Please explain exemp</li></ul>	tion claimed	.)					
<del></del>						<del></del>	
Under penalties of law, I declar	e that I ha	ve examined	this statement, incl	uding accompan	ying infor	mation, an	
to the best of my knowledge an	u pener, ic	is true, corr	ect and complete.		Date	·	
Signature of Correspondent or Responsil	ble Party				· ·	<b>\</b>	
TO SEE A SEA SEA		A 10 A	1 CM -411	1	1 1	1	

SOTTO

06/30/2017

POWERS KIRN & ASSOCIATES, LLC

215-942-2090





мемо

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

"O25115" 1:036076150: 6236636358"

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONS	STAR MORT	GAGE LLC V	S LUIS MARMO	ol & ana per	EZ
NO.	61-2016	ED	NO.	1475-2014	JD
DATE/TH	ME OF SALE	: March 8, 24	P/フ @ 9:00 AM		
BID PRIC	E (INCLUDI	ES COST)	s 3790,2	<del></del>	
POUNDA	GE - 2% OF	DID	s <u>75,8</u>		
TRANSF	ER TAX – 2%	6 OF FAIR MKT	\$		
MISC, CO	STS		\$		11 61
TOTAL A	AMOUNT NE	EDED TO PURC	TVASE	\$ <u>58</u>	66,09
PURCHA		holine	Vasel		
	<del></del>				
	·	· · · · · · · · · · · · · · · · · · ·			
PURCHA	SER(S) SIG	NATURE(S):			
		***			<del></del>
		TOTAL DUE:		s_3	866.09 35400
	1	LESS DEPOSIT:		s <u>/</u> 3	35400
	1	DOWN PAYMEN	NT:	\$	
		TOTAL DUE IN	8 DAYS	s_ 2	516.09

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



1500

Earl D. Mordan, Jr. Chief Deputy

Plaintiff NATIONSTAR MORTGAGE LLC

VS.

Defenda<u>nt</u> 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**

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

#### Municipal Costs

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

**Distribution Costs** 

Recording Fees Total Distribution Costs

**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

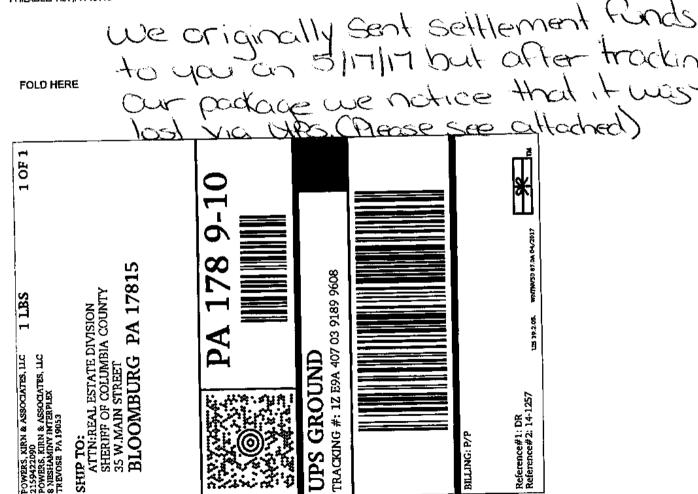
Your driver will pickup your shipment(s) as usual.

**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 Altiances ( )trice Depot® or Steples®) 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<sup>TM</sup> THE UPS STORE 148 E STREET RD FEASTERVILLE TREVOSE ,PA 19053 UPS Access Point<sup>ry</sup> THE UPS STORE 10871 BUSTLETON AVE PHILADELPHIA ,PA 19116



#### QUICK START \*



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

## **Tracking Detail**

1ZE9A4070391899608	Add Description		
Picked Up ①	In Transit	Out for Delivery	Delivere
Scheduled Delivery: Scheduled delivery information is	not available at this time. Please ch	neck back later.	
Last Location: Horsham, PA, United States, Thurs	sday, 05/18/2017		

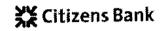
▼ SHIPMENT PROGRESS						
LOCATION	DATE	LOCAL TIME	ACTIVITY			
Horsham, PA, United States	05/18/2017	7:23 P.M.	Pickup Scan			
United States	05/17/2017	10:27 A.M. (ET)	Order Processed: Ready for UPS			

# ▼ ADDITIONAL INFORMATION Reference Number(s): DR 14-1257 Shipment Category: Package Shipped/Billed On: 05/17/2017 Weight: 1.00 lb

>

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





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

4494 . . . . .

MEMO

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

#O24811# #O36076150# 623663635358#

POWERS KIRN & ASSOCIATES, ELC/IOLTA ATTORNEY TRUST ACCOUNT

24811

Sheriff of Columbia County

Date Type Reference 05/15/2017 Bill 14-1257/DR

Original Amt. 2,516.09 Batance Due 2,516,09 05/15/2017

Discount

Payment 2,516.09

Check Amount

2,516.09

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONS	TAR MORTGA	GELLC VS	LUIS MARMO	OL & ANA PERE	EZ
NÖ.	61-2016	ED	NO.	1475-2014	JID
DATE/TIN	ие of sale: Л	191ch 8, 201	7 @ 9:00 AM		
BID PRIC	E (INCLUDES C	OST)	5 3790,2	8	
POUNDA	GE – 2% OF BIO	)	s 75,8,	<u>/</u>	
TRANSFE	R TAX – 2% OF	FFAIR MKT	\$	<del></del>	
MISC, CO	STS		\$		10 -0
TOTAL A	MOUNT NEED!	ED 30 PURCIJ	ASE	s_3 <i>86</i>	6,04
PURCHAS	SER(S)		tasel		-
ADDRESS	S:				···-
NAMES(S	) ON DEED:				<del></del>
PURCHA!	SER(S) SIGNAT	URE(S):			_ <del></del>
		<del>, , , , , , , , , , , , , , , , , , , </del>			<del></del>
	тот	AL DUE:		<u>s_38</u>	5400
	LES	S DEPOSIT:		<u>\$ /3.</u>	5400
	DOA	VN PAYMENT	:	\$	
	TOT	AL DUE IN 8 E	SYAC	s <u>25</u>	16.09

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



1500

Earl D. Mordan, Jr. Chief Deputy

\$3,790.28

<u></u>	Plaintiff NATIONSTAR MORTGAGE LLC	vs.	<u>Defendant</u> LUIS MARMOI	- -	٦	
1			ANA PEREZ		1	
<b></b>	Ph 1 . 1986.		Sheriff's Sale Date:	Wednesday,	— Merch 8∷	2017
Attorney for th	e Plaintin: ERS, KIRN & JAVARDIAN LLC			•		••••
	INDUSTRIAL BOULEVARD		Writ of Execution No. :	2014CV1475		
SUIT			Advance Sheriff Costs:	\$1,350.00		
	THAMPTON, PA 18966					
ocation of the	real estate: 200 EAST 11TH STREE	Γ, BERWIC	CK, PA 18603			
Sheriff Co	sts					
Advertisino Sa	ie (Newspaper)				\$15.00	
	ie Bills & Copies	•	•		\$17.50	
Crying Sale	•				\$10.00	
Cocketing					\$15.00	
Levy					\$15.00	
Mailing Costs					\$36.00	
Posting Handb					\$15.00	
Press Enterpri				•	\$1,038,77 \$10.00	
	Acknowledge Deed				\$50.00	
Sheriff Automa	illen Fund				\$35.00	
Sheriffs Desd					3100.00	
Solicitor Service			•	• •	\$25.00	
Transfer Tax F	òuu			•	\$100.00	
Service					\$195.00	
Service Mileag	ú				\$24.00	
Distribution Fo					\$25.00	
Copies	••••				\$6.50	
Notary Fee					\$15.00	
Tax Cisim Sea	rch				\$5.00	
Surcharge	•	,			\$140.00	
			Total Sheriff Costs	:	51,890.77	
Viunicipai (	Costs					Ph.
Sewer				\$	81,832.51	Por 75.1
	_		Total Municipal Costs	:	11,832.51	75.
Distributio	n Costs					4
					\$67.00 \$67.00	100
Recording Fee	3					

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

Grand Total:

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONS	STAR MORTG	AGE LLC VS	S LUIS MARM	OL & A	NA PEREZ	
NO.	61-2016	ED	NO.	1475-	2014	JD
DATE/TI	ME OF SALE:	March 8, 20	ツフ @9:00 AM	I		
BID PRIC	E (INCLUDES	COST)	s 3790, 2	8		
POUNDA	GE – 2% OF BI	ID	s 75,8	/		
TRANSFE	ER TAX – 2% C	OF FAIR MKT	\$			
MISC. CC	STS		\$			
TOTAL A	MOUNT NEEL	DED TO PURC	PASE		s_3 <i>866</i>	<del>5,09</del>
PURCHA!			Vasel	·		
	TO.	ΓAL DUE:			s 3866 s 1350	5.09
	LES	S DEPOSIT:			s <u>/350</u>	300
	DO'	WN PAYMENT	ľ:		\$	<del></del>
	1.01	TAL DUE IN 8	DAYS		s_25/6	2.09

#14-1257
POWERS KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053

Telephone: 215-942-2090 Attorneys for Plaintiff

Nationstar Mortgage LLC

COURT OF COMMON PLEAS

Plaintiff

Defendants

CIVIL DIVISION

VS.

COLUMBIA COUNTY

Luis Marmol Ana Perez No. 2014-CV-1475

A DE

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

□ Jul Manual-Coughlin, Lisquire Id. No. 63252

□ Anyanda L. Rauer, Esquire Id. No. 307028

□ Jokanta 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 SPRVICE
----------------------

DEFENDANT(S); LUIS MARMOL, ET AL

NATIONSTAR MORTGAGE LLC

PLAINTIFF:

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

SERVE UPON: ANA PEREZ 200 EAST FRONT STREET BERWICK, PA 18603 TYPE OF ACTION - NOTICE OF SHERIFF'S SALE

Served and made known to ANA PEREX on the 20 day of ABERWICK, PA 18603 in the manner described below:    Oefendant personally served.   Adult family member with whom Defendant resides.   Relationship is   Adult In charge of Defendant's residence who refused to give name/relationship.	Manager/Clerk of place of lodging in which Defendent residesAgent or person in charge of Defendent's office or usual place of businessOther
Description: Age: 30' Height: 5'5" Weight: 180 R  130 Ronald Molt a competent adult, being handed a true and correct copy of the Notice of Sheriff Sale above.	duly sworn according to law, depose and state that I personalls in the captioned case on the date and at the address indicate
NOT	SERVED
On the day of , 20 st t	o'clock, M., Oefendant NOT FOUND because:
Moved No Answer No Answer	<del></del>

Swom to and subscribed, before me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_ A-LG-UST\_\_\_\_\_\_, 20\_16

Myl,

By:

Courtney C Lloyd Notary Public New Jersey My Commission Expires 6-13-2021 No. 50040022

ATTORNEY FOR PLAINTIFE
POWERS, KIRN, & ASSOCIATES, LLC,
EIGHT NESHAMINY INTERPLEX, SUITE 215
TREVOSE, PA 19053
FILE# 14-1257



5/3



235 SOUTH 13TH STREET PHILADELPHIA, PA 18107 PHONE: (216) 546-7400 FAX: (215) 985-0169



Nationster Mortgage LLC

-VS-

Luis Marmol & Aria Perez

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

**CASE NUMBER** 

2014-CV-1475

State of Pennsylvania
County of Berk-S

**AFFIDAVIT** 

B&R Control # CS126461.01

#### 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 3 20 PM Accepted By: 12/24/16 Time Served Date \_ 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 to property Woight Sex Race Description of Person Age Other X Not Served Date 12/29/2016 Time 3:20 PM Moved Unknown No Answer X Vacant Other Premises Abandoned/Vacant, Electric is off, Sworn to and subscribed before me this The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their 10 knowledge, information and belief. **Notary Public** Process Server/Sheriff Client Phone (216) 942-2090 Sale Date: 02/01/2017 Filed Date: BR Serve By: |01/05/2017 COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Erin Pyle Eric M. Afflerbach, Notary Public

Powers, Kirn & Associates, LLC 8 Neshaminy Interplex, Suite 215 Trevose, PA 19053



Washington Township, Barks 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
Trevose, PA 19053
(215) 942-2090

FILED
FROTMONOTARY

2016 KOV 29 P 3: 49

2017 OF COURTS OFFICE
COUNTRY OF COLUMBIA. PA

Attorney for Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION
COLUMBIA COUNTY

No. 2014-CV-1475

Nationstar Mortgage LLC

Plaintiff

٧ŝ.

Luis Marmol Ana Perez

Defendants

## 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;

Alternative Service of the Notice of Sheriff's Sale and all subsequent plendings 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 new spaper in Several Circulation in Columbiation of the Country per PA RCP 430 (6)(1).

Southamoton, PA 18966	(A)	) (CILIERIE	Cerdificate Mailing	œ	Registered Mail:	Registered Mail		Affixs	ETP he	ra if ISSU4	Affix stamp here if issued as certificate of mailing
	karo, si i jiU≀ 966	U Insured D COD D Cerrfled Mail	Va?		With Posi	O With Postal Insurance O Without Postal Insurance	85	15 - 15 - 15 - 15 - 15 - 15 - 15 - 15 -	adolflona andlona	seldoo la	of for adollonal copies of this bill.
Line Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee Ham	Handling Charge	Act. Value	Insured	Due Sender If C.O.D.	8. % 8.	S.D.	S.H.	Rest. Del. Fee
-	Luis Marmol 200 East (1th Street				<u>.</u>					-	The state of the s
~	Luis Marmol 324 Glyna Street North Babylon, NY 11703			-						<del>-</del>	
r)				v			। १० <sup>१</sup> १९ १५	  -		-	
ব		<del>                                     </del>			in the second		POTAL STATE	-1-		-	
v				1556.5	-	S. S				-	
g.			1.5 2056	<u>,                                    </u>		- 				<del> </del>	
								S € 8 ⊗ '30	1	<del> </del>	
Total Number of Pieces Listed by Sender		POSTIMASTER, PER (Name Chroading)	POSTUASTER, PER (Name Chrosting employee)	F		The full de registered documents	The full declaration of v. registered mail. The ma documents under Expres	S rêc Skinum ir Ss Nail d	quired or idemnity ocument	all dome payable reconstr	The full declaration of v. s. required on all domestic and international registered that. The maximum indemnity payable for norm-agoliable documents under Express Mail document reconstruction insurance is
			S	7		S50.000 pe maximum S500. The for COD at Third- and	SSU.000 per piece subject maximum indemnity pay SS00. The maximum independent for COD and SS00 for Institute and S	of to a lid able on f berninty p sured Ma pancels.	ayabte is special Special	Add mer Mall mer s St.5,00 delivery	\$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

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 HITH STREET KERWICK, PA 18603

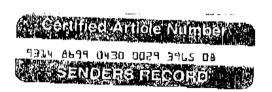
COLUMBIA C.C.P. NO.

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 safe. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

լժ]]դ[եկ]կիլիդի]]հորիդ(գեյինթիկանգես Lais Marmo) 324 Glynn Street North Uabylon, NY 11703



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

վկիսկիվերիսեպելկվովերկնինեկիրիկի Lais Macnot 200 Past I th Street Berwick, PA 18603



#### TO:

Lais Marmol 324 Glyon Street North Babylon, NY 11703

No Insurance Coverage Provided Do Not Use for International Mail

## SENDER:

REFERENCE:

9314 AL99 OF 30 0029 3945 08
PS Form 9000, January 2006

RETURN Postago
Continue Foo 0, 465
Receipt Foo 1, 35
Restricted Delivery 0, 00
Total Postago 8 Form 5, 125

USPS

Receipt for Certified Mail®

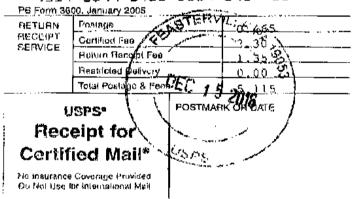
#### TO:

Luis Mannol 200 East 11th Street Berwick, PA 18603

#### SENDER:

## REFERENCE: 14-1257

9314 8699 0430 0029 3964 85



STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

**\$\$** 

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 <u>December 19, 2016</u> 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 COLUMGIA COURTY PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-1476

Notices In Marriol Defording Whose Left Menthol old And Perez, Defordents

NOTICE TO: Line Marriol Defording Whose Left Marriol old And Perez, Defordents

NOTICE OF SHERIIFFS SALE OF REAL PROPERTY

TAKE NOTICE that the replication for she and the County Courthouse of Financy 1: 2017 at 1000 AM at Old of the Short County a Courty Courthouse of Financy 1: 2017 at 1000 AM at Old of the Short County a Courty Courthouse of Financy 1: 2017 at 1000 AM at Old of the Short County a Courty Courthouse of Financy 1: 2017 at 1000 AM at Old of the Short County a Court Judgmont oil's 165 427.72 obtained by Nasionskin Mortgage, PA 17815; log enforce your Proping Deformation from state the County of the Method Celling Deformation of the Sale of the Sale of Columbia County of Method Celling Deformation of the Sale of Columbia County of Common fleet with an and a compiled with the sale deformation of the particles with an the part of the photomase. The producty will repair and deformation of the particles with an the part of the photomase. The producty will repair be effected for sale by the Sheriff and of the part of the photomase. The producty will repair be effected for sale by the Sheriff and deformation of the deformation of the part of the particles of the sale of Take Notice Instantial Method of the school of the sale of the part of the particles of the sale of Take Notice Instantial Method of the school of the sale of the Particles of the sale of the p

19th day of December 20.16.

(Notary Public)

COMMONVEALTH OF PENNSYLVANIA

ROYARIAL SEAL

RECORD BUSCO, Notary Public

Soci. Typ. Columbia County

By Columbia Lepines May 13, 2018

ANIMATA, PENSOYLVANIA ADDICTATION OF NOTABLE

, 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.

EXHBIT B

NAN I	MAINE AND AUDITEDS OF SENDER	SO OF SENDER	INDICATE TYPE OF MAIL	OF MAIL	CHECK APP.	ROPIATE S	CHECK APPROPIATE SLOCK FOR	ATV CB	A NOV	1000	POSTMADY AND DATE OF BENEFITY
200	Powers, XIM & Associates	Cales	X Certificate Mading	juj	Recistered Mail:	/a:l;		Affixs	amp he	issi ji et	Affix stamp have it issued as confined of mailing
2 <b>5</b>	loatu mousurai socievaro Southampton, PA 18966	Tatu mausulai bodievard, Suite 202 Southampton, PA 18966	D Insured				,	<u>ن</u> مر	ecditions	l capies	or for additional capies of this bill.
			☐ Certified Mail		Without Postal Insurance     Without Postal Insurance	tat Insurano Postal Insura	FICE	<del>-</del>			
Ej.	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage Fee	Handling	Act	Insured	Sender	R.R.	S.D.	S.H.	Rest Del Fee
₩.		Columbia County Domestic Relations			Penson of	_	- C.C.D.		1		Remarks
		P.O. Box 380				•					
		Bloomsburg, PA [7815									
2		Columbia County Tax Claim							$\dagger$	+	
		Bureau	_								
		11 West Main Street								شروم ش	Ð,
		Main Street County Annex				-				no.	.00 02 <b>28</b>
		P.O. BOX 580 Ricomstant DA 17915				•					7
~		PA Denartment of Public Walfers	- 	- -		1			1	APPER HAPPE HAPPE	ÛU
		Burga of Child Support Enforcement		<u>.</u>						Marine Herri	ı
		Health and Welfare Building - Room			1000				••	in Carried Car	
		432			(V)	م الحال الحال			ч.н	oga Vilan Vilan	
		P.O. Box 2675		1				·	2100-	ر کورون کورون	ς,
		Harrisburg PA 17105-2675		77						1890 1890 1890	11 4
→		Pennsylvania Office of Attorney			¢	25.00			ı	<b>9</b>	CU :
		General			5 7 M.S.						
		16th Floor, Strawberry Square		e Parket	-						
,		Harrisburg, PA 17120			, /	· <u>,</u>					
n		Commonwealth of PA, Dept of				\ \   ` `			ı		
		Kevenue	•••••			\					
		Buteau of Compliance, Clearance									
		Support Source									
		Harrisburg. PA 17128-0948				_			_		
۰		Tenants: Occupants				-    		-	+	+	
		200 EAST HTH STREET KERWICK, PA 18603							•		
Fotal N	Fotal Number of		POSTIMASTER, PER	95	<del>-</del>  -	The full dec	aration of val	Ve 35 regu	- Jegg	GO	The full declaration of value is required on all domestic and international
Sendes	Sender		(Name of receiving employee)	employee)	_	registered mail	all. The max	anum md	emmity p	ayebla f	The maximum indemnity payable for nearegotiable
	,		X			SSO,000 per	under Express piece subject	s Mail door to a limit	of SSC C	econstru YO ner r	decuments under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of 550,000 per progression in the
	S		7	7	•	maximum in	demnity paya	마이	press M	all merc	maximum indemnity payable on Express Mail merchandise insurance is
	V		3	<u>-</u>		South The r for COD and	naximum inde I SSOO for Insi	emontry pa ered Mail	yabble is	\$25,000 J. Bandin	obud. The maximum indemnity payable is \$25,000 for Registered Meil, \$500 for COD and \$500 for Insured Mail. Special bandling charges and in order
			>			Third- and F	Third- and Fourth-Class panels.	arcels. S	recial de	elivery se	Special delivery service also includes
PS FO	PS FORM 3877	14-1257 Marmol	FOR RE	FOR REGISTERED, INSURED, G.O.D., CERTIFIED, AND EXPRESS MAIL	VIRED, C.O.D.	CERTIFIE	AND EXPR	RESS MA	 		

Powers, Kirn & Associate 3					1					こくりこうしょく しょくしょうしょうしょし
1310 Industrial Soulevard, S.	ociate 3 levard, Sr. 3:101	X Certificate Mailing D. Insured	Maiing	Registered Mail:	Mail		AFIX S	Affix stamp here if issued as certifor for additional cooles of this bill	e dissued	Affix stamp here if issued as certificate of mailing or for additional pooles of his bill
Southampton, PA 18956	1885E	i O Certified Mail	(हेब)	O With Pol	☐ With Postal Insurance ☐ Without Postal Insurance	9 9 8	[ i			
Line Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee Handling Charge	-	Value	Sender	R.R. Fee	S D D	S.H.	Rest. Del Fee
-	Luis Marmol			- ' 60 E	- <del> -</del>	10.00		<del> </del>	+	Remarks
	200 East 11th Street				· · · · · · · · · · · · · · · · · · ·					
-à-à-WF	Berwick, PA 18603		-		•					
2	Luis Marmol				<b>→</b>					
	324 Glynn Street			, e. 59						
	North Babylon, NY 11703									
						 			<del> </del>	
4		<del>                                     </del>	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Carret Carret	+	<u> </u>	<u>.  </u>	
<b>5</b>			3 1		A CONTROL PACE	100 S		_!	_	
و			14	475	, 			.e		
7		目		<u> </u>		36.	3	<del></del>	_ -	
12. 400 222.91			``\\ ``\\	, v.		, a	<del></del> ان			
Total Number of Pieces Listed by Sender		POSTMASTER, PER (Name of receiving be	POSTMASTER, PER (Name of ractiving templayes)		The full der registered i documents	The full declaration of v. registered mail. The max documents under Expres	L Regard In Section 15 Regard In Williams Section 15 Regard In Section 1	ured on dementy p	all domes ayable (c econst v	The full declaration of v. is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstitution is under Express Mail document reconstitution in the contract of the co
$\sim$					SS0,000 pe maximum i SS00. The for COD ar Third-and	r piece subject indemnity pays maximum ind id SS00 for liss Fourth-Class	of to a lim able on E femility p sured Ma parcets.	it of \$50,0 express M ayable is ayable is ft. Special	MO per o ail merch S25,000 il hand in elevery se	\$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indertually payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COU and \$500 for Insured Mail. Special handing charges apply only to Third- and Fourth-Class pances. Special defarery saying also includes
PS FORM W77	14 1252 68	Special handing			special har	special handling service.			•	

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 HTH 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.

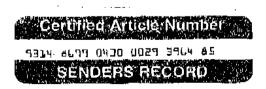
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

edfiq[եմ][[[[[[[]]]]][[[[[]]]]][[[[[]]]]]] անգնա Lais Marmot J24 Glynn Street North Babyton, NY (1703



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

dipadalappatalaphilaphaditatililaphi Luis Marmot 200 East 11th Street Borwick, PA 18603



## TQ:

Luis Marmol 324 Glynn Street North Babylon, NY 11703

## SENDER:

REFERENCE: 1257 9314 8699, PS Form 3600. January 2005 RETURN RECEIPT SERVICE l'asiage Curtifle For Return Receipt Fee Restricted Collygry ρ.00 Total Posidgo & Fee: USPS° AND BO WHANGERDA Receipt for Certified Mail\* No legurance Governge Providud the North and International Mail

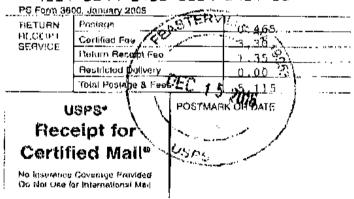
#### TO:

Luis Marmol 200 East 11th Street Berwick, PA 18603

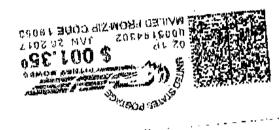
#### SENDER:

REFERENCE:

9314 8699 0430 0029 3964 85



NAM	E AND ADDR	NAME AND ADDRESS OF SENDER	INDICATE TYPE OF MAIL	YPE OF		SHECK APPROPATE BY OFFICE	POPIATE BI	SOCK BOOK	0.00 Tite	7 7 7 7 7 7	1	
Power	Powers, Kim & Associates	cistes	X Certificat	e Madirio		Redistance Mail:	Jes.		1	ביים ביים ביים ביים ביים ביים ביים ביים	S KING	offer damp hors Kingland on problems of marine
1310	Industrial Bout	1310 Industrial Boulevard, Suite 262	D Insured	•			:		7 6	Africa .		salas cerantale of mainig Vents sal
South	Southampton, PA 18956	3595	000 0			☐ With Post	<ul> <li>With Postal Insurance</li> </ul>		0 2 5	5	Sales of	
	i		D Certified	Mail		O Without F	O Without Postal Insurance	iĝ.	<b></b>			
e	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	F	Handling	Act	Incured Value	Due	5, 4 5, 8	S.D. Fee	S.H.: Fee	Rest Del. Fce
Ţ				_   		(if Regis.)		1 C.O.D.				Remarks
-	` .	Berwick Area Joint Sewer Authority   1108 Figas Ave								<b> -</b>	_	 
	<u> </u>	Berwick, PA 18603										
ूचि र	Total Number of		POSTMASTER, PER	ER, PER			The full dec	daration of val	July is regard	- John Jan	all domin	The full declaration of value is equired on all domestic and memory and
Saluay.	Preces Leaed by Sender		(Name of receiving employee)	ceáving er	mptoyee		registered a	nal. The may	Sandra fric	emmity	payable (	registered mail. The maximum indemnity payable for nonnecotiable
,			5	1.0	//  }  }	/.	documents \$50,000 pe	under Expres	s Mail do	cument	reconsin	documents under Express Mail document reconstruction insurance is
- <u>-</u> -			<u>}</u>	5	(	/ Kr	TEXTON I	n proce subject ndemnity pays	ible on E	COLESS IN	Jak merc	svokko pei piece suojeu to a limit of sou tuti per occurence. The maximum indemnity patrable on Excress Mail membarative insurance is
				•			5508. The	maximum ind	emnity pa	yable is	\$5.000	SS09. The maximum indemnity payable is \$25,000 for Registered Mail, \$500
	<del>y=</del> -			•	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	for COD an	d Seao for Ins	ured Maß	Speci	al handlin	for COD and \$500 for Insured Mag. Special handling charges apply only to
	-			<b>C</b> [	JAN 28 2017	<u></u>	Third- and Special has	Third- and Fourth-Class p special handling secure	oarteels. 4	Xecial c	delivery \$	Dirid- and Fourth-Class parcets. Special delivery service also includes the city handling services.
S FO	PS FORM 3877	14-1257 Marmil		•	OR REGISTI	FRED INSUR	ED COD.	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL	AND EXP	RESS I	MAIL	
				ممر سدد		_					ļ.	
				``. /	$\bigg)$	_						
				3/	(3081 S/S)	ζ.						



and the second s

NATIONSTAR MORTGAGE, LLC

COURT OF COMMON PLEAS

Vs.

COLUMBIA COUNTY

LUIS MARMOL ANA PEREZ No.: 2014-CV-1475 2016-ED-61

## <u>ORDER</u>

AND NOW, this \_\_\_\_\_\_, day of \_\_\_\_\_\_\_, 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 11<sup>th</sup> Street, Berwick, PA 18603 scheduled for February 1, 2017 is postponed to March 8, 2017;
- No further advertising or notice to lien creditors or defendants is required provided the
   Sheriff announces the postponement to the assembled bidders; and
- 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 Trevose, PA 19053

Telephone: 215-942-2090

Fax: 215-942-8661 www.pkalle.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. 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 August 3, 2016.

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

Very truly yours,

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

Enclosures

VIA FAX: 570-389-5625

POWERS, KIRN & ASSOCIATES, LLC III.J. 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 TREVOSE, 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  $\Lambda$ .M. in the above-captioned matter has been continued until October 5, 2016 at 9  $\Lambda$ .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 Wirn & Associates, LVC

Hill-Manuel-Coughlin, Esquire ld. No. 63252

LIAmauda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquiré, 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 08057

Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215-942-2090 Fax: 215-942-8661

www.pkalle.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 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.pkatte.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
+Mcmber of PA Bar

RE: Nationstar Mortgage, LLC v Luis Marmol

Premises: 200 Bast 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 Donner for Powers, Kim & Associates, LLC Erin.dormer@pkalle.com

Enclosures

VIA FAX: \$70-389-5625

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
TREVOSE, 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 firstclass mail, postage prepaid upon the defendants.

Date: 10-10-66

Powers, Nim & Associates, LLC

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

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

HJojanta Pekalska, Esquire, Id. No. 307968 HJJarry B. Reese, Esquire, Id. No. 310501

LiMatthew 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. 11<sup>th</sup> 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 V 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

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 20.16.  Haren M. Beach
Haren M. Beach
(Notary Public)
COMMONWRALTS OF DUNING LAWS 18  FOR HELD COAL  Refer HELD COAL FORD  STOLEN OF DEFENDING  STOLEN A DEFENDING TO LOTS  A THE TOWN AND VALUE TO LOT ANTARES
And now,, 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 Fee: \$5.00 Cer

Date: 07/12/2016

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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

#### **COLUMBIA COUNTY SHERIFF**

Bv:	Done
	 FC1.

# SHERIFF'S SALE COST SHEET

	VS. MOMMON
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$15.00 * 1.75 m
LEVY (PER PARCEL	\$ <u>/95,00</u>
MAILING COSTS	\$15.00
ADVERTISING SALE BILLS & COPIL	\$ <u>36.00</u>
ADVERTISING SALE (NEWSPAPER) MILEAGE	
POSTING HANDBILL	\$ 34.00
CRYING/ADJOURN SALE	\$15.00
SHERIFF'S DEED	\$10.00
TRANSFER TAX FORM	\$35.00
DISTRIBUTION FORM	\$25.00
COPIES	\$25.00
NOTARY	\$ 6.50
	\$ 15,00
IOIAL ******	********* \$ <del>449.00</del>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ******	********** \$ / 286.77
	- <del></del>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u> ******* \$ 77.00
101AL ******	********** \$ <u>///</u> 60
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,00
TOTAL ************************************	**** <del>********</del> ¢ <b>\(\)</b>
MUNICIPAL FEES DUE:	\$_1665,33 \$_ ********** \$_1665,33 \$_140,00
SEWER 20	* 11/077
WATER 20	\$ 1 <del>60</del> 2, 23
WALER ZU	\$
TOTAL *******	********** \$ <u>/<b>6</b>5,3</u>
SURCHARGE FEE (DSTE)	© 140,00
MISC.	\$
	\$
TOTAL *******	\$ \$ ********** \$
TOTAL COSTS (O	PENING RID) 6 2/37 1/

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TAR MORTGAGE LLC	<b>Case Number</b> 2014CV1475
	SHERIFF'S RETURN OF	SERVICE
06/28/2016	10:25 AM - DEPUTY KEVIN DENT, BEING DULY SWORN WAS PERFORMED BY POSTING A TRUE COPY OF THE ESTATE LOCATED AT 200 EAST 11TH STREET, BERWI	N ACCORDING TO LAW, STATES SERVICE REQUESTED HANDBILL UPON THE REAL ICK, PA 18603.  KEVIN DENT, DEPUTY
		SO ANSWERS.
une 29, 201	6	TIMOTHY T. CHAMBERLAIN, SHERIFF
		TIMOTHT I. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County
My Commission Expires Oct. 4, 2016 NOTARY Affirmed and subscribed to before me this 29TH day of JUNE 2016

intiff Attorney: POWERS, KIRN & JAVARDIAN LLC; 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18 (c) CountySuite Sheriff, Telephoff, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTA vs. MARMOL, I	AR MORTGAGE LLC LUIS (et al.)				Number CV1475	
	SERVICE CO	VER SHE	ET			POSTING)
Service Det	ails:					Z
Category:	Real Estate Sale - Posting - Sale Bill			Zone:		
Manner:	< Not Specified >	Expires:		Warrant:		j
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL					
Serve To:		Final Servi	(cer			201
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge	Posted Other	
Primary Address:	200 EAST 11TH STREET BERWICK, PA 18603	Adult In Charge:				2014CV14/5
Phone:	DOB:	Relation:				
Alternate		Date:	6/28/16	Time:	1025	
Address:				Mileograf		
Phone:		Deputy:	3	Mileage:		T A
Attorney /	Originator:					=
Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:				
Service At	tempis;					7
Date:						-
Time:						
Mileage:						
Deputy:			F		.:	
Service At	tempt Notes:					
1.						_
2.					<u> </u>	_
3.						<del>-</del> ;
4.		<del></del>			<u></u>	— Ì
5.		···		<u> </u>	· · · · · · · · · · · · · · · · · · ·	— ; — ;
6.					<del></del>	_

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,

April 29, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

		··· · · · · · · · · · · · · · · · · ·	<u></u>	Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County
Affirmed and su	ubscribed to be	fore me this	NOTARY	My Commission Expires Oct. 4, 2016
29TH	day of	APRIL	2016	Sarah Jan Klingama
ागधाम Attorney: P	OWERS, KIRN	l & JAVARDIAN L	LC, 1310 INDUSTRIAL	L BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

Timothy T. Chamberlain Sheriff

Affirmed and subscribed to before me this

day of

**APRIL** 

29TH



Earl D. Mordan, Jr. Chief Deputy

		•	
NATIONST vs.	AR MORTGAGE LLC	Con	
LUIS MARMOL (et al.)			Number 4CV1475
	SHERIFF'S RETURN OF	SERVICE	
04/29/2016	10:44 AM - DEPUTY SCOTT MAYERNICK, BEING DULY THE REQUESTED NOTICE OF SALE, WRIT OF EXECU "PERSONALLY" HANDING A TRUE COPY TO A PERSO THE DEFENDANT, TO WIT: ANA PEREZ AT 1803 NORT	TION AND DEBTOR'S RIGHTS BY ON REPRESENTING THEMSELVE	/ ES TO BE 18603.
		SO ANSWERS,	
		Timothy T. Chan	balin
April 29, 2016	6	TIMOTHY T. CHAMBERLA	AIN, SHERIFF
		COMMONWEALTH OF PENNSYLVANI  Notarial Seal  Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016	~ <del>~</del>

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

2016

**NOTARY** 

### 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.: <u>2014-CV-1475</u>
LUIS MARMOL ANA PEREZ	QOIG-ED-GI WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNT	Y. PENNSYLVANIA
To satisfy the judgment, interest and costs in following described property (specifically described Premises: 200 EAST 11TH STREET, KERWICK	
(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 04-22-10 (Seal)	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 Gost

s\_\_\_\_

Attorney for Plaintiff

Eight Neshamin Manterplex

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 afley 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

#### 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 Pugus † 3<sup>rd</sup> 2016 at 9.00 cm, 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



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. 11<sup>th</sup> 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	STAR MORTGAGE LLC ., LUIS (et al.)				e Number 4CV1475	
Service D	SERVICE	COVER SH	IEET			_
the state of the s	: Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	اوا	₩ C T, F C I
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE /	M AND DEBTOR'S I	RIGHTS		· · · · · · · · · · · · · · · · · · ·	G
Serve To: Name: Primary	LUIS MARMOL 200 EAST 11TH STREET	Final Serv Served: Adult In	fce: Personally · Adu	lt In Charge	Posted · Other	2014CV14/5
Address: Phone:	BERWICK, PA 18603	Charge:		en e		4/5
Alternate Address:	112 E. 9th St	Date:	4-29-16	Time:	13:40	N
Phone:	Borwick, PA	Deputy:	3	Mileage:		200 EAS
Attorney / ( Name:	Originator: POWERS, KIRN & JAVARDIAN LLC	Phone:		*		ST 11TH
Service Att	empts:					G
Date: Time: Mileage: Deputy:	4-25-16					TREET, BERWIC
Service Att	empt Notes:					ICK, PA 18603
1. Hou:	e True Cucquos					3603
	erwarding @ Post Office	Resident	St. Ind don	$\overline{J} = i$	1 /	
	everhos.	<u> </u>	Stated dep	Oces Not	live here	NO
5. J.W.			<u> </u>	<del></del> .		
6.			<del>_</del>		<del>_</del>	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.: <u>2014-CV-1475</u>
LUIS MARMOL ANA PEREZ	QOIG-ED-GI WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF COLUMBIA COUNT	W DEMINISTER TANTA
COLUMNIA COUNT	Y, PENNSYLVANIA:
To satisfy the judgment, interest and costs in following described property (specifically desc	the above matter you are directed to levy upon and sell th ribed property below):
Premises: 200 EAST 11TH STREET, KERWICK	
(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	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania Proth & Clerk of Sev. Courts
(Seal)	My Com. Ex. 1st Mouday in 2020

#### No. <u>2014-CV-1475</u> 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

torney for Plaintiff Eight Neshamin Laterplex

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

#### 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 Pugust 3rd 2016 at 9.00 cm, 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 Trevosc, PA 19053 (215) 942-2090

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NATIONS1 vs.	FAR MORTGAGE LLC		i	Case Number
MARMOL,	LUIS (et al.)			2014CV1475
	SERV	ICE COVER SHI	EET	
ervice De	tells:			
Category:	Real Estate Sale - Sale Notice			Zone: (е)
Manner:	< Not Specified >	Expires:	A second of the	Warrant:
Votes:	SALE DATE & TIME: 08/03/2016 AT 9 PLAINTIFF NOTICE OF SHERIFF'S S		RIGHTS	
erve To:		Final Servi	ice:	
Vame:	ANA PEREZ	(Served:)	Personally Ad	lult in Charge · Posted · Oth
Primary Address:	200 EAST 11TH STREET BERWICK, PA 18603	Adult In Charge:		
Phone:	DOB:	Relation:	The second of th	en e
Mternate Mddress:	1803 N. Vine St. Berwick, PA	Date:	4-29-16	Time: 10:44
Phone:	Berwick, PA	Deputy:	3	Mileage:
ttorney /	Originator:			
lame:	POWERS, KIRN & JAVARDIAN LLC	Phone:		
ervice Ati	lempts:			v in the second
ate:	4-25-16		}	
íme:			**************************************	
lileage:			1	ODE DE DES COMPANION DE LA COM
Deputy:	3	enter of the control	An in the same	
ervice Att	tempt Notes:			
•	· · · · · · · · · · · · · · · · · · ·			
•				

TEXEL, AN

2014CV1475

200 EAST 11TH STREET, BERWICK, PA 18603

NO EXPIRATION

# PRESS \* ENTERPRISE

JFF

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

Ad ID:

Description:

Marmol & Perez Sheriff

Sale # 61 of 2016

Run Dates:

07/13/16 to 07/27/16

Class:

Agate Lines:

189

Blind Box:

<u>Publication</u> Press Enterprise

Account:

Name:

Company:

Address:

Start Stop 07/13/1607/27/16

BLOOMSBURG, PA 17815

**PO BOX 380** 

Total Ad Cost

Amount Paid

<u>ins</u>erts

\$1,036.77

TIM CHAMBERLAIN - COLUM COUNTY SHER-

\$0.00

Cost \$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 parcol of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: BEGIN-NING 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 southerty 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 Arry 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

MPROVEMENTS: 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 PAICE: 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 TO THE BURDER DO PAT BID PRICE PAILURE TO PAT 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 failts 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 agiainst 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 damagos recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. MARMOL	, LUIS (et al.)				se Number 14CV1475
Calabrie de la companya de la compa	SERVICE (	COVER SH	EET	<u>'</u>	
Service De	ualis:				
	Real Estate Sale - Sale Notice	arran ger ger	an ing a sanata a sanata sa sa Sanata sanata sa san	Zone:	
Manner:	< Not Specified >	Expires:	The state of the s	Warrant:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		RIGHTS		
Serve To:		Final Serv	ice:		
Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	and the second of some property of the Nation	ult In Charge	Posted Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult in Charge:	Kellyn		- Osted Other
Phone:	DOB:	Relation:	Clock	e en la en en eau la company de la compa	
Alternate				to the terror teachers are	· · · · · · · · · · · · · · · · · · ·
Address:		Date:	4-25-16	Time:	14,28
hone:		Deputy:	3	Mileage:	The state of the same of the s
ttomey / O	ridinator:	elle Alle Alle Alle Alle etc tode adec me	( <u> </u>	micage.	
	POWERS, KIRN & JAVARDIAN LLC	Phone:			
ervice Atte	the state of the s	rnone;	A contract the second of the contract of the c	the contract of the comment	
ate:		Control Land Lands Annual Control			
ime:	Mary 200 - 1	Statement Statement Statement			
ileage:	Control of the Contro	Colombia to the second			de la
eputy:					The second of materials and materials and analysis of the second of the
_			1,12	- may	The transport of the state of t
rvice Attei	npt Notes:				
		_		u kine tunik kilita diberakki pililikilisi	
					<del></del>
				<del></del>	<del></del>
					<del></del>

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TAR MORTGAGE LLC				Case	Number
vs. MARMOL, LUIS (et al.)						ICV1475
		SERVICE	COVER SH	EET		
Service De	tails:			Angelia (Carlos)		
Category:	Real Estate Sale - Sale	Notice			Zone:	(e)
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SALE DATE & TIME: 08 PLAINTIFF NOTICE OF			RIGHTS	*******	
		ti i tali sati sati sati sati	errane e e e e e e e e e e e e e e e e e e			e de de de la companya de la company
erve To:			Final Serv			
Vame:	Connie C. Gingher	man, reason unha en en eule eur	Served:	ersonally Adı	ult In Charge	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		Adult In Charge:			
Phone:	570-752-7442	DOB:	Relation:	1		
Alternate Address:			Date:	4-25-16	Time:	14/0
Phone:	Nacional de Company	t i ti ti sa saka ki ti kakaka sa sa ni ni ninawa sa sa sa s	Deputy:	3	Mileage:	
ttorney /	Originator:					
Vame:	POWERS, KIRN & JAVA	ARDIAN LLC	Phone:			
ervice Ati	lempts:					
Date:	POLICE EPPENDINGHENING COMPREHE	The second secon		}		eman iou consissioni iou i iou
Time:			The second secon	tra-remainment remainment from the second se		
Viileage:	The state of the s	and an annual section of the section			nonner-ren-renum finans	
Deputy:	Sementer of the seminate of th	AND CALL THE PROPERTY OF THE STATE OF THE ST	A CONTRACTOR OF THE STATE OF TH			
ervice Afi	tempt Notes:				reconvenienced bound	eranna (m. 1919). Marianta (m. 1919). Marianta (m. 1919).
I.	er Kilde i Berling in die der Freisenberkeit, is seiner – Austria in der Freise der	enterente de la company de	and the second s	andrian (1995) and the second of the second	e in , Secretaria de la composition de	MMSC MARIN ARTS DARROTHS CONTROL SANCTON
2.						
3.						
<b>I</b> .						
5.						
<del></del> 3.						

GINGHER, CONNIE C.

014CV1475

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. MARMOL	, LUIS (et al.)		<b>Case Number</b> 2014CV1475
e <u>alaman kan salah salah kan salah </u>	SERVICE O	OVER SHEET	
Service Di	etaris:		
	Real Estate Sale - Sale Notice		Zone: (a)
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S RIGHTS	THE STATE OF THE S
Serve To:		Final Service:	
Name:	OCCUPANT	Served: Personally	· Adult In Charge · Posted Other
Primary Address:	200 EAST 11TH STREET BERWICK, PA 18603	Adult In Charge:	osted Office
Phone:	DOB:	Relation:	
iternate iddress:		Date: 4 25	( Time: 150 1355
hone:		Deputy: っっこ	Mileage:
torney / C	Priginator:	in the second	
	POWERS, KIRN & JAVARDIAN LLC	Phone:	
rvice Atte	and the second of the second o	Scholatti in the same and the s	· · · · · · · · · · · · · · · · · · ·
ate:			
me:			and the second of the second o
ileage:	The second of th		The second of th
eputy:			The processing of the second o
rvice Atte	mpt Notes:	Mark 15 to a street of the	and the second s
ant, and e them a cancer that all the	mpt Notes:		
		<del></del>	

# 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.	<del></del>
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 following described property (specifically described Premises: 200 EAST 11TH STREET, KERWICK,	
(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 04-22-10 (Scal)	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania Proth & Clerk of Sev. Courts My Com. Ex. 1st Mouday 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** 

**S** 

Writ Ret. & Sat.

**c** 

Total Cost

**\$** 

torney for Plaintiff

Eight Neshammy 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 southerty 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 directin 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 failts 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 agiainst 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 conneciton 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

DOMESTIC RELATIONS OF

VS.	TAR MORTGAGE LLC , LUIS (et al.)			Cas	se Number 14CV1475
	SERVICE C		<u> </u>  EET		
Service De	etails;	OVERSE		dia Milata e melo des secure	del 2000 i mariata, importanti
Category:	Real Estate Sale - Sale Notice				
Manner:	< Not Specified >		ng An alumber sa	Zone:	61
Notes:	A service of the serv	Expires:		Warrant	• The state of the
	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		titi i titata santa en la
Serve To:		Final Serv	ice:		
Name:	Domestic Relations Office of Columbia Cou	Served:	in condition of the many and applications of the state of	(the Charles	<b>.</b>
Primary	11 WEST MAIN STREET	Adult in			· Posted · Other
Address:	2ND FLOOR Bioomsburg, PA 17815	Charge:	THURN	Kiche	nder le
Phone:	DOB:	Relation:	COMMERCIAL SECTION OF THE CONTRACT OF THE CONT	Clerk	
Alternate			A company of the company of the company		en transis i service recepción de la companya de la
Address:		Date:	4/25/16	Time:	1D:10
Phone:		Deputy:	4	Mileage:	The second secon
ttorney / O	riginator	Managheira sa seria na masa a	dan eri an en en fan en e	······ugo.	A second control of
4	POWERS, KIRN & JAVARDIAN LLC	Ph			
ervice Atte	the control of the co	Phone:	in the second of the second	and a section of the section	
orte:	mpis.		W		
ime:					
illeage:					
_	The description of the second		A STATE OF THE PROPERTY OF THE	- der e mande - e en e	and a property of the second s
eputy:					- Friends Friends
rvice Atter	mpt Notes:				
	The second secon				
		<del>-</del>	<del></del>		
			<del>_</del>	<u> </u>	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	FAR MORTGAGE LLC	C				se Number 14CV1475
MARMOL,	LUIS (et al.)				1 -	
	Agesta∎k, interferente Agentiere et er	SERVICE	COVER SH	EET	san a memberina sakhansa kersisaa.	
Service De	and the state of the				_	
	Real Estate Sale - 3	Sale Notice			Zone:	[0]
Manner:	< Not Specified >	r der Berek i irrigeereen den seel in der d	Expires:		Warran	<b>t</b> :
Notes:		E: 08/03/2016 AT 9:00 / E OF SHERIFF'S SALE		RIGHTS		
Serve To:			Final Serv	respective and the control of the control of		
Name:	Columbia County	Tax Office	Served:	Personally	Adult In Charg	e Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult In Charge:	Jeb	Miller	) V
Phone:	570-389-5649	DOB:	Relation:		Click	
Alternate Address:			Date:	4 25	الد Time:	10:05
Phone:	A CONTRACTOR OF THE CONTRACTOR	nana maka maka ma	Deputy:	4	Mileage	2:
Attorney /	Originator:					
Name:	POWERS, KIRN &	JAVARDIAN LLC	Phone:	:		
Service At	tempts:		n.			
Date:	ALTON MONOCOCCOCCOCCOCCOCCOCCOCCOCCOCCOCCOCCOCC			-		
Time:					3	
Mileage:			***************************************	3	DUDDI DUDUNG CO CO CONTRA	DODO-00-0000-00-00-00-00-00-00-00-00-00-00-
Deputy:		The second secon			20001000.000.000.000	
Service At	tempt Notes:					
1.	and the second s			and the same of the same and the	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
 2.						
3.						
4.						
5.						
6.						

NO EXPIRATION

\* 04-A-03-046 Beronde Boro

# REAL ESTATE OUTLINE

	ED #	<u>ا جا 60 عاا06 ا</u>
DATE RECEIVED 4-22-2	?v / <b>6</b>	
DOCKET AND INDEX	4 CV 1475	<del></del>
CHECK FOR PROPER	! INFO	
WRIT OF EXECUTION	X	
COPY OF DESCRIPTION	<del></del>	
WHEREABOUTS OF LKA	<del>-\frac{\sigma}{\sigma}-</del>	
NON-MILITARY AFFIDAVIT	<del></del>	
NOTICES OF SHERIFF SALE	<del>\ \ \ \ \ \ \</del>	
WAIVER OF WATCHMAN	<del>- ×</del>	
AFFIDAVIT OF LIENS LIST	<del>\</del>	
CHECK FOR \$1,350.00 OR	<del></del>	/10004/
**IF ANY OF ABOVE IS MISSIN	IG DO NOT PROCEED*	# #
	O DO NOT I ROCEED	
SALE DATE	Ang 3°d TIME	9.00
POSTING DATE		7 00
ADV. DATES FOR NEWSPAPER	1 ST WEEK	
	2 <sup>ND</sup> WEEK	
	3 <sup>RD</sup> WEEK	

NATIONSTAR MORTGAGE LLC

COURT OF COMMON PLEAS

VS.

**COLUMBIA COUNTY** 

LUIS MARMOL ANA PEREZ

No.: 2014-CV-1475

2016-FD-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 11<sup>TH</sup> STREET BERWICK, PA 18603

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 11<sup>TH</sup> 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:

<b>3</b> 1			
N	54	m	n

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.

OWERSKIE & ASSOCIATES, LLC

Manuel-Coughlin, Esquire 1d. 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

### 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.: <u>2014-CV-1475</u>
LUIS MARMOL ANA PEREZ	えいしっとひっしい WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF COLUMBIA COUNT	'V. PENNSVI VANIA)
	TITE TO THE TRIVERS
To satisfy the judgment, interest and costs in following described property (specifically desc	the above matter you are directed to levy upon and sell th ribed property below):
Premises: 200 EAST 11TH STREET, KERWICK	C, 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.	
	Prothonotary, Common Pleas Court
Dated 04-22-10 (Seal)	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

\$\_\_\_\_

Avtorney 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 easterty direction 49 1/2 to Lot 22; THENCE along the westerty 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



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.pkille.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. Recse\* 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	COURT NO.: <u>2014-CV-1475</u>
NATIONSTAR MORTGAGE LLC	2016-ED-(0)
DEFENDANT	TYPE OF ACTION
LUIS MARMOL	
ANA PEREZ	XX Notice of Sheriff's Sale
SERVE AT:	
200 EAST 11TH STREET	SALE DATE:
KERWICK, PA 18603	
PLEASE POST SHERIFF'S HAND BILL.	
SER	<u>VED</u>
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) re	side(s).
Relationship is	
Adult in charge of Defendant's residence who refu	
Manager/Clerk of place of lodging in which Defer	
Agent or person in charge of Defendant's office or	
an officer of said Defendant's	company.
Other:	
Other: Description: Age Height Weight	Race Sex Other
	SHERIFF
	By:Deputy Sheriff
On the day of, 2012, at o'cle	ock M., Defendant NOT FOUND because:
Moved Unknown No Answer	Vacant
Other:	
	SHERIFF
	By:Deputy Sheriff
DEPUTIZEI	O SERVICE
Now, this day of . 2012. L.S	heriff of Columbia County, Pennsylvania, do hereby
deputize the Sheriff of County to serve	e 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	· · · · · · · · · · · · · · · · · · ·
Fight Neshaminy Internley Suite 215	

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

## SHERIFF'S RETURN OF SERVICE

	COLUMBIA COUNTY	
PLAINTIFF <u>NATIONSTAR MORTGAGE LLC</u>	COURT NO.: 2014-CV-1475	2016-ED-61
DEFENDANT LUIS MARMOL	TYPE OF ACTION	010-ED-01
ANA PEREZ	XX Notice of Sheriff's Sale	
SERVE <u>LUIS MARMOL</u> AT: 2225 <u>GREAT NECK ROAD</u> COPIAGUE, NY 11726	SALE DATE;	
PLEASE DO NOT SERVE D	EFENDANT WITH NOTICE OF S	SHERIFF'S SALE.
	SERVED	
Pennsylvania, in the manner described  Defendant personally served.  Adult family member with whom I Relationship is	l below: Defendant(s) reside(s).	, Commonwealth of
Adult in charge of Defendant's resi Manager/Clerk of place of lodging Agent or person in charge of Defen	idant's office or usual place of business	
	SHERIFF By:	
On the day of, 201	2, at o'clock M., Defendant NOT FO	OLIND becomes
Moved Unknown No Other:	Answer Vacant	octube.
	SHERIFF By:	Deputy Sheriff
	DEPUTIZED SERVICE	
Now, this day of deputize the Sheriff of thereof and according to law.	, 2012, I, Sheriff of Columbia County, Per County to serve this Notice of Sheriff's Sale a	nnsylvania, do hereby nd make return

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	COURT NO.: <u>2014-CV-1475</u>	
NATIONSTAR MORTGAGE LLC	2016-E	101-61
DEFENDANT	TYPE OF ACTION	-
LUIS MARMOL ANA PEREZ	XX Notice of Sheriff's Sale	
ANATEREZ	AA Notice of Sheriff's Sale	
SERVE ANA PEREZ AT:	0.45 0.400	
2225 GREAT NECK ROAD COPIAGUE, NY 11726	SALE DATE:	
		**************************************
PLEASE DO NOT SERVE DEFEN	DANT WITH NOTICE OF S	HERIFF'S SALE.
	<u>SERVED</u>	
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 Defend	ant(s) reside(s).	
Relationship is  Adult in charge of Defendant's residence	who refused to give name or relations	hin
Manager/Clerk of place of lodging in whi		mp.
Agent or person in charge of Defendant's	office or usual place of business.	
an officer of said Defe	endant's company.	
Other:		
Other:  Description: Age Height	Weight Race Sex	Other
	SHERIFF	
	By:	Deputy Sheriff
On the day of, 2012, at _	o'clock M., Defendant NOT F	OUND because:
Moved Unknown No Answ	ver Vaçant	
Other:	_	
Other.		
	SHERIFF By:	Deputy Sheriff
DEDI		
DEPO	JTIZED SERVICE	
Now, this day of ,2 deputize the Sheriff of County thereof and according to law.	012, I, Sheriff of Columbia County, P y to serve this Notice of Sheriff's Sale	ennsylvania, do hereby and make return
	SHERIFF	
ATTORNEY FOR DI AINTIRE	By:	Deputy Sheriff
ATTORNEY FOR PLAINTIFF		

ATTORNEY FOR PLAINTIFF 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
TREVOSE, 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 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:

- I. 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, Kirn & 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 5<sup>TH</sup> 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.

#### 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

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
TREVOSE, PA 19053
(215) 942-2090

NATIONSTAR MORTGAGE LLC

COURT OF COMMON PLEAS

VS.

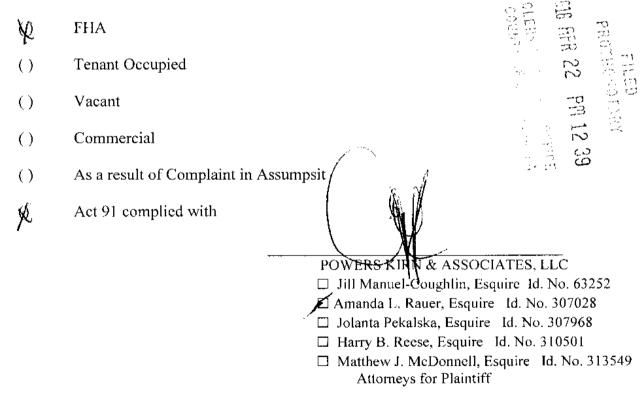
**COLUMBIA COUNTY** 

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:



#### 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.

POWIERS KIRNS

☐ 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

#### 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

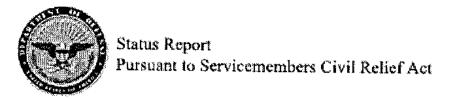
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

- (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 amendment thereto.

POWERS KIBN & 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 1d. No. 310501
- ☐ Matthew J. McDonnell, Esquire Id. No. 313549 Attorneys for Plaintiff



Last Name: MARMOL

First Name: LUIS Middle Name:

Active Duty Status As Of: Apr-21-2016

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

			·····
	Left Active Duty Within 367 Day	s of Active Duty Status Date	•
Active Duty Start Date	Active Duty End Date	Status	Service Component
AN AN	NA NA	No	NA NA
This response reflects where the individual left active duty status within 367 days praceding the Active Duty Status Date			

	The Member or His/Her Unit Was Notified of a Futu	re Call-Up to Active Duty on Active Duty Status Da	ate
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA NA	No	NA 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Dixon

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. ý 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 Addresss. 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. ý 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

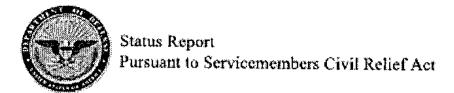
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as an Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. 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



Last Name: PEREZ First Name: ANA Middle Name:

Active Duty Status As Of: Apr-21-2016

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

	Left Active Duty Within 367 De	ays of Active Duty Status Date	
Active Duty Start Date	Active Duty End Date	S1alus	Service Component
NA NA	NA NA	No	NA NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Dale			

	The Member or His/Her Unit Was Notified of a Future C	all-Up to Active Duty on Active Duty Status D:	ale
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA NA	NA NA	No No	NA 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary M. Snavely-Dison

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. ý 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 Addresss. 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. ý 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: YEU377834271U00

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
TREVOSE, 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:

W FHA Tenant Occupied () () Vacant () Commercial () As a result of Complaint in Assumpsit Act 91 complied with POWERS KIR N & 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 aliey one rod wide; THENCE along said aliey 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

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

BEGINNING at the southeast corner of Plue 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

#### 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:

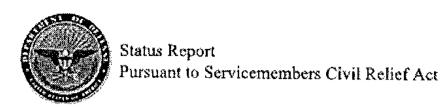
LUIS MARMOL ANA PEREZ

ATTORNEY'S NAME:

Powers, Kirn & Associates, LLC

SHERIFF'S NAME:

Timothy T. Chamberlain



Last Name: MARMOL First Name: LUIS Middle Name:

Active Duty Status As Of: Apr-21-2016

	On Active Duty On A	ctive Duly Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA NA	NA	No	NA .
7 his responso reflects the individuals' active duty status based on the Activa Duty Status Date			

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

l '		the contract of the contract o	Professional Control of the Control
	The Member or His/Her Unit Was Notified of a Futu	re Cally in to Active Dirty on Active Dirty Stende Cista	U 4 J-57 B-4-10426 P-2446 NI 58 NI 64 JEEL CONSTRUCTOR
A CONTRACTOR OF THE PROPERTY O		Control of the state of the sta	
Order Notification Start Date	Order Notification End Date	Stenie	The first of the control of the cont
	Cross Hounesholl End Date	Status See See Status	Service Component
4	700 1.0 PM	7 7 7 mm 2000 00 00 00 00 00 00 00 00 00 00 00 0	·····
NA	I NA 15.	No.	A I A
198			
This case of the state of the s			
This response reflects whether the individual or his/her unit has received early notification to provi 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.

Snavely-Dixon

Mary M. Snavely-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. ý 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 Addresss. 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. ý 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

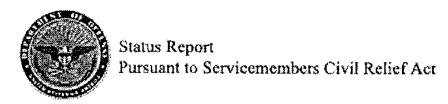
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. 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



mavely-Dixon

Last Name: <u>PEREZ</u> First Name: <u>ANA</u> 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 Oate	Status	Service Component
NA NA	NA NA	No.	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Buty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA NA	NA	Note State A	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 Futu	re Call-Up to Active Duty on Active Duly Status Date	
Order Notification Start Oate	Order Notification End Date	Stalus	Service Component
NA NA	NA	/No	NA 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. Snavely-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. ý 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 Addresss. 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. ý 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: YEU377834271U00

#### 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, LEWISYLLE, 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 amendment, thereto.

POWERS KIRA & 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

Ship to:

ANA PEREZ

COPIAGUE

2225 GREAT NECK ROAD

NY 11726

Tracking #:

71901140006000078150

Doc Ref#:

2016ED61

Postage

5 1300

11

Print Your Documents Page 1 of 1

#### Document Receipt

Trans # 7820 Carrier / service: USPS Server First-Class Mail® 4/25/2016 12:00:00 AM

Ship to:

LUIS MARMOL

2225 GREAT NECK ROAD Tracking #. 71901140006000078143

Doc Ref#: 2016ED61

COPIAGUE NY 11726 Postage 5 1300

_			
3000	imant	Receip	٠

Trans # 7819 Carrier / service: USPS Server First-Class Mail® 4/25/2016 12:00:00 AM

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 Tracking # 71901140006000078136

Doc Ref# 2016ED61 Postage 5.1300

PHILADELPHIA PA 19106

**Print Your Documents** 

Document	Recei	nt
DOCUMENT	1 VECEI	μи

Trans # 7818 Carrier / service: USPS Server First-Class Mail® 4/25/2016 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #:

71901140006000078129

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref#: Postage

2016ED61

PHILADELPHIA PA 19107

5.1300

Document	Receipt

Trans# 7817 USPS Server Carrier / service: First-Class Maik® 4/25/2016 12:00:00 AM

Ship to:

OFFICE OF F.AI.R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 Tracking #: 71901140006000078112

Doc Ref#: 2016ED61

Postage 5.1300

**HARRISBURG** PA 17105 Print Your Documents Page 1 of 1

Document Receipt

Trans # 7816 Carrier / service: USPS Server First-Class Mail® 4/25/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000078105

Doc Ref #: 2016ED61

Postage 5.1300

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

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

3-7615/360

**%** Citizens Bank

03/11/2016

PAY TO THE Sheriff of Columbia County ORDER OF

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

DOLLARS

Sheriff of Columbia County

14-1257/NSW/MARMOL/SHERIFF DEPOSIT

MEMO

