

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 214280	Invoice Date: 06/28/2017 9:44:43 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201704985	BLOOMSBURG TOWN
	Grantor - HOPPER, LARRY A		06/28/17 9:44:53 AM	OF
	Grantee - NATIONSTAR MORTGAGE LLC			
	Consideration - \$2,456.60			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7853 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

NATIONSTAR MORTGAGE LLC VS LARRY & RONETTE HOPPER

NO. 30-2017 ED NO. 1455-2016 JD

DATE/TIME OF SALE: June 7, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2468.43

POUNDAGE - 2% OF BID \$ 48.17

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2456.60

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) [Signature]

TOTAL DUE: \$ 2456.60

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1106.60

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
LARRY HOPPER
RONETTE HOPPER

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

Sheriff's Sale Date: Wednesday, June 7, 2017

Writ of Execution No. : 2016CV1455

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1070 RAILROAD STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,444.02
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,248.52**

Municipal Costs

Sewer	\$92.91
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Total Municipal Costs **\$92.91**

Distribution Costs

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

Grand Total: **\$2,408.43**

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

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DeNARDO *

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

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +

Managing Attorney - PA

KEVIN S. FRANKEL +

SAMANTHA GABLE +

DANIEL T. LUTZ ++

LESLIE J. RASE *

ALISON H. TULLIO +

KATHERINE M. WOLF +

June 8, 2017
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Larry A. Hopper and Ronette M. Hopper
Docket No.: 2016-CV-0001455-MF
Property Address: 1070 Railroad Street, Bloomsburg, PA 17815
S&D File No.: 16-054595

Dear Columbia County Sheriff:

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


Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, Texas 75019

Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.

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

Thank you for your prompt attention to this matter.

Very truly yours,


Laura Connor
Paralegal

Enclosures

**pennsylvania**

DEPARTMENT OF REVENUE

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

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

Name: SHAPIRO & DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

B. TRANSFER DATA

Date of Acceptance of Document 6/7 /2017

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Nationstar Mortgage LLC

Telephone Number:

1-888-480-2432

Mailing Address

35 West Main Street

Mailing Address

8950 Cypress Waters Blvd

City

Bloomsburg

State

PA

Zip Code

17815

City

Coppell

State

Texas

Zip Code

75019

C. REAL ESTATE LOCATION

Street Address

1070 Railroad Street

City, Township, Borough

Town of Bloomsburg

County

Columbia

School District

Bloomsburg Area

Tax Parcel Number

05W02-29306000

D. VALUATION DATAWas transaction part of an assignment or relocation? ☒ Y ☐ N

1. Actual Cash Consideration

\$2,456.60

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,456.60

4. County Assessed Value

\$43,831.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$161,736.39

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$161,736.39

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

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

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

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

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the U. S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☒ Other (Please explain exemption claimed.) Property transferred through a mortgage foreclosure action by Sheriff Sale held June 7, 2017 in satisfaction of judgment entered on Docket Number: 2016-CV-0001455-MF.

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

Signature of Correspondent or Responsible Party
Laura Connor

Date

June 8, 2017

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

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

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

16-054595, HOPPE
R, LARR

No. 14064213


DATE: 06/12/17

\$ 1,106.60

PAY One Thousand One Hundred Six and 60/100

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

VOID AFTER 90 DAYS



⑈14064213⑈ ⑆071001737⑆ 69385258⑈

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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

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

* Licensed in Pennsylvania Only
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PA Attorneys

KRISTEN D. LITTLE +

Managing Attorney - PA

KEVIN S. FRANKEL +

SAMANTHA GABLE +

DANIEL T. LUTZ ++

LESLIE J. RASE *

ALISON H. TULLIO +

KATHERINE M. WOLF +

March 15, 2017

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: Nationstar Mortgage LLC vs. Larry A. Hopper and Ronette M. Hopper

Docket No.: 2016-cv-1455

Property Address: 1070 Railroad Street, Bloomsburg, PA 17815

S&D File No.: 16-054595

Sale Date: May 3, 2017

Dear Sir or Madam:

Kindly continue the above-referenced sale until June 7, 2017.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Cory Mackanich

Legal Assistant

cc: Larry A. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Ronette M. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Your fax has been successfully sent to Columbia Sheriff at 5703895625.

3/15/2017 10:19:03 AM Transmission Record

Sent to 5703895625 with remote ID "5703895625"

Result: (0) Success

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-054595

Moved
June 7th 2017
Sandy

Nationstar Mortgage LLC
PLAINTIFF

VS.

Larry A. Hopper and Ronette M. Hopper
DEFENDANTS

2017 - E D - 30
COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2016-cv-1455

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronette M. Hopper
307 West 11th Street
Bloomsburg, PA 17815
Your house (real estate) at:

1070 Railroad Street, Bloomsburg, PA 17815

05W02-29306000

is scheduled to be sold at Sheriff's Sale on May 3rd 2017 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$199,310.10 obtained by Nationstar Mortgage LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

4. 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 of 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.

5. 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 (610)278-6800.
6. 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.
7. 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 570-389-5622.
8. 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.
9. You have a 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.
10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

16-054595

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron pin at the Northwest corner of the intersection of West Eleventh Street and Railroad Street; THENCE along the Northern side of West Eleventh Street, South 68 degrees West, 58.2 feet to a point in the Eastern line of Lot No. 3, being the same premises now or late of Leroy E. Rubery; THENCE by the same, North 35 degrees 27 minutes West, 198.8 feet to a point in line of lands now or late of Charles Remely; THENCE by the same and lands now or late of Pauline Davison, North 57 degrees 2 minutes East, 110 feet to an iron pin on the Western side of Railroad Street; THENCE by the same the following two courses and distances: South 15 degrees East, 75.45 feet to an iron pin; THENCE South 24 degrees 30 minutes East, 139.43 feet to the place of BEGINNING.

BEING Lots No. 1 & 2 on plan or plot of lots surveyed by A. Carl Wolfe, P.E. dated July 3, 1975.

EXCEPTING AND RESERVING therefrom and therein all that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest intersection of West Eleventh Street and Railroad Street; THENCE along the Northerly right-of-way of Eleventh Street South 68 degrees 00 minutes 00 seconds West 55.30 feet to an iron pin at the Southeast corner of lands now or formerly of Leroy E. and Iona E. Rubery; THENCE along the Easterly line of lands of said Rubery North 36 degrees 32 minutes 35 seconds West 123.64 feet to a point at the Southwest corner of other lands now or formerly of Michael E. and Gail A. Hamilton, and now of Gail A. Hamilton; THENCE along the Southerly line of lands of said Hamilton North 73 degrees 11 minutes 10 seconds East 28.83 feet to a point; THENCE along the same North 67 degrees 23 minutes 39 seconds East 52.50 feet to a point on the Westerly right-of-way of Railroad Street; THENCE along the Westerly right-of-way of Railroad Street South 24 degrees 30 minutes 00 seconds East 117.73 feet to the place of BEGINNING.

CONTAINING 8003.53 square feet of land in all. The above described parcel being more fully shown on a draft prepared by T. Bryce James, R.S. dated June 29, 1976 and last revised on April 1, 1988. Said subdivision was approved by the Bloomsburg Planning Commission on June 25, 1980 and reviewed by the Columbia County Planning Commission on April 8, 1988 and recorded the same date in Map Book 5 at page 936. The monthly meeting of the Bloomsburg Planning Commission held on June 25, 1980, records a unanimous approval to move the property line for the parcel owned by Michael Hamilton to length-wise instead of width-wise, which then brought these lots up to standard.

BEING THE SAME PREMISES which Christopher G. Michaels and Christine E. Michaels, husband and wife, by Deed Dated 5/11/2010 and Recorded 5/12/2010, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument # 201003899, granted and conveyed unto Larry A. Hopper and Ronette M. Hopper, husband and wife as tenants by the entirety.

**MUNICIPAL AUTHORITY OF THE
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburgpa.org

May 1, 2017

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Hopper, Larry & Ronette
1070 Railroad Street
Bloomsburg PA 17815

DOCKET # 2016-CV-1455

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 5/3/17. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$92.91.

If you require any further information, please contact me at 784-5422, ext. 112.

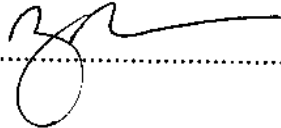
Sincerely,


Amber Kenney
Office Manager

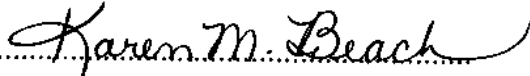
Board of Directors: Thomas Evans, Chairman W. Carey Howell, Vice Chairman
 Claude Renninger, Treasurer Lawrence Mack Andrew Barton

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 12, 19, 26, 2017 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 26th day of April 2017


(Notary Public)

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

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>409.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1444.02</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1694.02</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2315.52

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY HOPPER (et al.)

Case Number
2016CV1455

SHERIFF'S RETURN OF SERVICE

03/27/2017 01:29 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1070 RAILROAD STREET, BLOOMSBURG, PA 17815.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017

NOTARY

Affirmed and subscribed to before me this

28TH day of MARCH, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT 4, 2020



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Final Service:

Served: Personally · Adult In Charge Posted · Other

Primary Address: 1070 RAILROAD STREET
BLOOMSBURG, PA 17815

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 3/27/17

Time: 1329

Phone:

Deputy: 7

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV1455

1070 RAILROAD STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

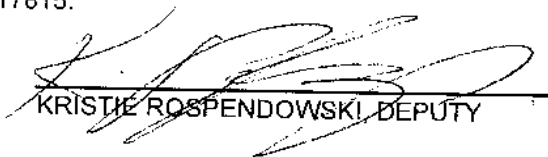


NATIONSTAR MORTGAGE LLC
vs.
LARRY HOPPER (et al.)

Case Number
2016CV1455

SHERIFF'S RETURN OF SERVICE

03/08/2017 09:23 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RONETTE HOPPER WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LARRY HOPPER AT 307 WEST 11TH STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

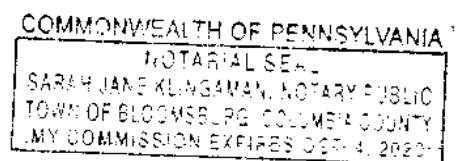

TIMOTHY T. CHAMBERLAIN, SHERIFF

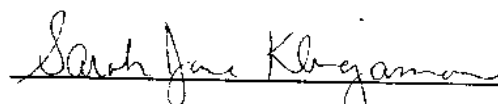
March 08, 2017

NOTARY

Affirmed and subscribed to before me this

8TH day of MARCH, 2017





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




NATIONSTAR MORTGAGE LLC
vs.
LARRY HOPPER (et al.)

Case Number
2016CV1455

SHERIFF'S RETURN OF SERVICE

03/08/2017 09:23 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RONETTE HOPPER AT 307 WEST 11TH STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

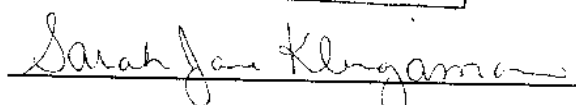
March 08, 2017

NOTARY

Affirmed and subscribed to before me this

8TH day of MARCH, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG-CC JUNE AGENT
MY COMMISSION EXPIRES OCT 4, 2020



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

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

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

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

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

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

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

COPY

RE: Nationstar Mortgage LLC vs. Larry A. Hopper and Ronette M. Hopper
Docket No.: 2016-cv-1455
Property Address: 1070 Railroad Street, Bloomsburg, PA 17815
S&D File No.: 16-054595
Sale Date: June 7, 2017

To whom it may concern:

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

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

Sincerely,

Cory Mackanich
Legal Assistant

S&D # 16-054595
Enclosures

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

2017 CD 30

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-054595

Nationstar Mortgage LLC

PLAINTIFF

VS.

Larry A. Hopper and Ronette M. Hopper

DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-cv-1455

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

I, Cory Mackanich, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Nationstar Mortgage LLC, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 15, 2017, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

SHAPIRO & DENARDO, LLC

Date:

3/15/17

By:



Cory Mackanich
Legal Assistant

16-054595



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. of Pieces Listed by Sender 4	TOTAL NO. Of Pieces Received at Post Office	Affix Stamp Here Postmark with Date					
USPS Tracking Number Firm-specific Identifier 16-054595 CM		Postmaster, per (name of receiving employee)			U.S. POSTAGE ZIP 19406 02 1W \$001.44 ⁰ 0001387362 MAR 15 2017				
Address (Name, Street, City, State, and ZIP Code™)		Postage		Fee		Special Handling		Parcel Airlift	
Columbia County Domestic Relations 15 Perry Avenue P.O. Box 280 Bloomsburg, PA 17815									
Secretary of Housing and Urban Development Department of Housing and Urban Development 2488 East 81st Street, Suite 700 Tulsa, OK 74137									
Tenant or Occupant 1070 Railroad Street Bloomsburg, PA 17815									
PA Department of Revenue Bureau of Compliance c/o Lori Adams, Tax Account Collections Supervisor P.O. Box 281230 Harrisburg, PA 17128-1230									

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 30

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG SEWER
Primary Address: 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: AMBER KENNELLEY

Relation: OFFICE MANAGER

Date: 3/8/17 Time: 1247

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BLOOMSBURG SEWER

2016CV1455

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 30

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LARRY HOPPER

Primary Address: 307 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1070 RAILROAD STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ROSEETTE HOPPER

Relation: WIFE

Date: 3/8/17

Time: 0923

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

HOPPER, LARRY

2016CV1455

307 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 30

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RONETTE HOPPER
Primary Address: 307 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1070 RAILROAD STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: RONETTE HOPPER

Relation: SELF

Date: 3/8/17

Time: 0923

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:	3/7/17					
Time:	1400					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. NO ONE HOME L/C

2.

3.

4.

5.

6.

HOPPER, RONETTE

2016CV1455

307 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

30

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1070 RAILROAD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 307 W. 14th ST.
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Larry Hopper

Relation: owner

Date: 3/8/17 Time: 09

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2016CV1455

1070 RAILROAD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 30

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ELICIA WHITENIGHT

Relation: Clerk

Date: 3/7/17 Time: 1314

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1455

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: EILEEN HESS

Relation: CLERK

Date: 3/7/17 Time: 1316

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1455 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HOPPER, LARRY (et al.)

Case Number
2016CV1455

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 30
Warrant:

Expires:

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: MAILED

Relation:

Date: 3/7/17

Time: 1328

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WARD, MARY F.

2016CV1455

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 03/06/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID:	1100215
Description:	Hopper, Larry Ronette
Sheriff	
Run Dates:	04/12/17 to 04/26/17
Class:	2
Agate Lines:	264
Blind Box:	

Total Ad Cost	\$1,444.02			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/12/17	04/26/17	3	\$1,444.02

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1455

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 Court House in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 03, 2017
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 on (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, State of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at an iron pin at the Northwest corner of the intersection of West Eleventh Street and Railroad Street; **THENCE** along the Northern side of West Eleventh Street, South 68 degrees West 58.2 feet to a point in the Eastern line of Lot No. 3, containing the same premises now or late of Leroy E. Rubery; **THENCE** by the same, North 85 degrees 27 minutes West, 198.5 feet to a point in line of lands now or late of Charles Remy; **THENCE** by the same and lands now or late of Pauline Dawson, North 67 degrees 2 minutes East, 110 feet to an iron pin on the Western side of Railroad Street; **THENCE** by the same the following two courses and distances: South 15 degrees East, 75.45 feet to an iron pin; **THENCE** South 24 degrees 30 minutes East, 139.43 feet to the place of **BEGINNING**.

BEING Lots No. 1 & 2 on plan or plan of lots conveyed by A. Carl Wolfe, PE dated July 3, 1975.

EXCEPTING AND RESERVING therefrom and thereon all that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point at the Northwest intersection of West Eleventh Street and Railroad Street; **THENCE** along the Northern side of West Eleventh Street South 68 degrees 00 minutes West 58.2 feet to an iron pin at the Southwest corner of lands now or formerly of Leroy E. and Louis F. Rubery; **THENCE** along the Eastern line of lands of said Rubery North 36 degrees 32 minutes 35 seconds West 123.64 feet to a point at the Southwest corner of other lands now or formerly of Michael E. and Gail A. Hamilton; and then Gail A. Hamilton; **THENCE** along the Southern line of lands of said Hamilton North 73 degrees 11 minutes 10 seconds East 28.83 feet to a point; **THENCE** along the same North 67 degrees 23 minutes 33 seconds East 152.50 feet to a point on the Western right-of-way of Railroad Street; **THENCE** along the Western right-of-way of Railroad Street South 24 degrees 30 minutes 00 seconds East 117.73 feet to the place of **BEGINNING**.

CONTAINING 800.53 square feet of land in all. The above described parcel being more fully shown on a draft prepared by T. Bryce James R.S. dated June 28, 1978 and last revised on April 1, 1989. Said subdivision was approved by the Bloomsburg Planning Commission on June 28, 1980 and reviewed by the Columbia County Planning Commission on April 8, 1982 and recorded the same date in Map Book 5 at page 936. The monthly meeting of the Bloomsburg Planning Commission held June 28, 1980, records a unanimous approval to move the property line for the parcel owned by Michael Hamilton to lengthwise instead of widthwise, which then brought those lots up to standard.

BEING THE SAME PREMISES which Christopher G. Michaels and Christine E. Michaels, husband and wife, by Deed Dated 5/17/2010 and Recorded 5/17/2010 in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument #201003899, granted and conveyed unto Larry A. Hopper and Ronette M. Hopper, husband and wife as tenants by the entirety.

PROPERTY ADDRESS: 1070 RAILROAD STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER 05W02-2930R001

Said and taken into execution to be sold as the property of **LARRY HOPPER, RONETTE HOPPER** in and of **NATIONSTAR MORTGAGE LLC**.

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

Attorney for the Plaintiff:
SHAPIRO & DENARDI
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 03/07/2017

Fee: \$5.00

Cert. NO: 27094

HOPPER LARRY A & RONETTE M
1070 RAILROAD STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20100 -3899
Location: 1070 RAILROAD ST
Parcel Id:05W-02 -293-06,000

Assessment: 43,831

Balances as of 03/07/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron pin at the Northwest corner of the intersection of West Eleventh Street and Railroad Street; THENCE along the Northern side of West Eleventh Street, South 68 degrees West, 58.2 feet to a point in the Eastern line of Lot No. 3, being the same premises now or late of Leroy E. Rubery; THENCE by the same, North 35 degrees 27 minutes West, 198.8 feet to a point in line of lands now or late of Charles Remely; THENCE by the same and lands now or late of Pauline Davison, North 57 degrees 2 minutes East, 110 feet to an iron pin on the Western side of Railroad Street; THENCE by the same the following two courses and distances: South 15 degrees East, 75.45 feet to an iron pin; THENCE South 24 degrees 30 minutes East, 139.43 feet to the place of BEGINNING.

BEING Lots No. 1 & 2 on plan or plot of lots surveyed by A. Carl Wolfe, P.E. dated July 3, 1975.

EXCEPTING AND RESERVING therefrom and therein all that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest intersection of West Eleventh Street and Railroad Street; THENCE along the Northerly right-of-way of Eleventh Street South 68 degrees 00 minutes 00 seconds West 55.30 feet to an iron pin at the Southeast corner of lands now or formerly of Leroy E. and Iona E. Rubery; THENCE along the Easterly line of lands of said Rubery North 36 degrees 32 minutes 35 seconds West 123.64 feet to a point at the Southwest corner of other lands now or formerly of Michael E. and Gail A. Hamilton, and now of Gail A. Hamilton; THENCE along the Southerly line of lands of said Hamilton North 73 degrees 11 minutes 10 seconds East 28.83 feet to a point; THENCE along the same North 67 degrees 23 minutes 39 seconds East 52.50 feet to a point on the Westerly right-of-way of Railroad Street; THENCE along the Westerly right-of-way of Railroad Street South 24 degrees 30 minutes 00 seconds East 117.73 feet to the place of BEGINNING.

CONTAINING 8003.53 square feet of land in all. The above described parcel being more fully shown on a draft prepared by T. Bryce James, R.S. dated June 29, 1976 and last revised on April 1, 1988. Said subdivision was approved by the Bloomsburg Planning Commission on June 25, 1980 and reviewed by the Columbia County Planning Commission on April 8, 1988 and recorded the same date in Map Book 5 at page 936. The monthly meeting of the Bloomsburg Planning Commission held on June 25, 1980, records a unanimous approval to move the property line for the parcel owned by Michael Hamilton to length-wise instead of width-wise, which then brought these lots up to standard.

BEING THE SAME PREMISES which Christopher G. Michaels and Christine E. Michaels, husband and wife, by Deed Dated 5/11/2010 and Recorded 5/12/2010, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument # 201003899, granted and conveyed unto Larry A. Hopper and Ronette M. Hopper, husband and wife as tenants by the entirety.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1455

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, MAY 03, 2017
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, State of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an iron pin at the Northwest corner of the intersection of West Eleventh Street and Railroad Street; THENCE along the Northern side of West Eleventh Street, South 68 degrees West 58.2 feet to a point in the Eastern line of Lot No. 3, being the same premises now or late of Leroy E. Rubery; THENCE by the same, North 35 degrees 27 minutes West, 198.8 feet to a point in line of lands now or late of Charles Remely; THENCE by the same and lands now of late of Pauline Davison, North 57 degrees 2 minute East, 110 feet to an iron pin on the Western side of Railroad Street; THENCE by the same the following two courses and distances: south 15 degrees East, 75.45 feet to an iron pin; THENCE South 24 degrees 30 minutes East, 139.43 feet to the place of BEGINNING.

BEING Lots No 1 & 2 on plan or plot of lots surveyed by A. Carl Wolfe, P.E. dated July 3, 1975.

EXCEPTING AND RESERVING therefrom and therein all that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at a point at the Northwest intersection of West Eleventh Street and Railroad Street; THENCE along the Northerly right-of-way of Eleventh Street South 68 degrees 00 minutes 00 seconds West 55.30 feet to an iron pin at the Southeast corner of lands now or formerly of Leroy E. and Lona E. Rubery; THENCE along the Easterly line of lands of said Rubery North 36 degrees 32 minutes 35 seconds West 123.64 feet to a point at the Southwest corner of other lands now or formerly of Michael E. and Gail A. Hamilton, and now Gail A. Hamilton; THENCE along Southerly line of lands of said Hamilton North 73 degrees 11 minutes 10 seconds East 28.83 feet to a point; THENCE along the same North 67 degrees 23 minutes 39 seconds East 52.50 feet to a point on the Westerly right-of-way of Railroad Street; THENCE along the Westerly right-of-way of Railroad Street South 24 degrees 30 minutes 00 seconds East 117.73 feet to the place of BEGINNING.

CONTAINING 800.53 square feet of land in all. The above described parcel being more fully shown on a draft prepared by T. Bryce James R.S. dated June 29, 1976 and last revised on April 1, 1988. Said subdivision was approved by the Bloomsburg Planning Commission on June 25, 1980 and reviewed by the Columbia County Planning Commission on April 8, 1988 and recorded the same date in Map Book 5 at page 936. The monthly meeting of the Bloomsburg Planning Commission held June 25, 1980, records a unanimous approval to move the property line for the parcel owned by Michael Hamilton to length-wise instead of width-wise, which then brought these lots up to standard.

BEING THE SAME PREMISES which Christopher G. Michaels and Christine E. Michaels, husband and wife, by Deed Dated 5/11/2010 and Recorded 5/12/2010, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument # 201003899, granted and conveyed unto Larry A. Hopper and Ronette M. Hopper, husband and wife as tenants by the entirety.

PROPERTY ADDRESS: 1070 RAILROAD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W02-29306000

Seized and taken into execution to be sold as the property of LARRY HOPPER, RONETTE HOPPER in suit of NATIONSTAR MORTGAGE LLC.

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

Attorney for the Plaintiff:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SS

No: 2016-cv-1455

2017 - ED. 30

WRIT OF EXECUTION:

TO THE SHERIFF OF COLUMBIA COUNTY:

1070 Railroad Street, Bloomsburg, PA 17815

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

\$199,310.10

Costs to be Added

Barbara N. Andrews 188
PROTHONOTARY

Stephen W. Wray
Deputy Prothonotary

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

No: 2016-cv-1455

Nationstar Mortgage LLC

vs.

Larry A. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Ronette M. Hopper
307 West 11th Street
Bloomsburg, PA 17815



Samantha Gable, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Samantha Gable, Esquire, Attorney
SHAPIRO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-054595

Nationstar Mortgage LLC

PLAINTIFF

VS. Larry A. Hopper and Ronette M. Hopper

DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2016-cv-1455

AFFIDAVIT PURSUANT TO RULE 3129.1

Nationstar Mortgage LLC, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1070 Railroad Street, Bloomsburg, PA 17815.**

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

Larry A. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Ronette M. Hopper
307 West 11th Street
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Larry A. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Ronette M. Hopper
307 West 11th Street
Bloomsburg, PA 17815

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

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

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

81- Nationstar Mortgage LLC, Plaintiff
8950 Cypress Waters Blvd.
Coppell, TX 75019

Secretary of Housing and Urban Development
Department of Housing and Urban Development ✓
2488 East 81st Street, Suite 700
Tulsa, OK 74137

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

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

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

11 West Main

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

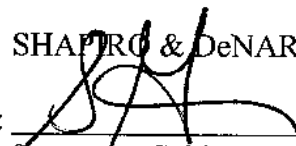
TENANT OR OCCUPANT ✓
1070 Railroad Street
Bloomsburg, PA 17815

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

SHAPIRO & DeNARDO, LLC

Date: 2/28/17

BY:


Samantha Gable, Esquire

16-054595

REAL ESTATE OUTLINE

ED # 2017 0030

DATE RECEIVED 3-3-2017
DOCKET AND INDEX 2016 CV 1455

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>14059979</u>

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

SALE DATE May 3rd, 17 TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-054595

Nationstar Mortgage LLC
PLAINTIFF

VS. Larry A. Hopper and Ronette M. Hopper
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-cv-1455

CERTIFICATION OF ADDRESS

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

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

and that the last known addresses of the judgment debtors (Defendants) are:

Larry A. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Ronette M. Hopper
307 West 11th Street
Bloomsburg, PA 17815

Date: 2/28/17

BY:

SHAPIRO & DeNARDO, LLC

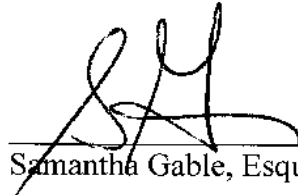


Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

16-054595

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



Samantha Gable, Esquire, Attorney for Plaintiff

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



71901140006000100172

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT
200 EAST MAIN STREET
SUITE 700
TULSA OK 74137

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



71901140006000100158

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10066	Carrier / service:	USPS Server	First-Class Mail®	3/3/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000100158

Doc Ref #: 2017ED30

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10066	Carrier / service	USPS Server	First-Class Mail®	3/3/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000100158

Doc Ref #: 2017ED30

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10068	Carrier / service.	USPS Server	First-Class Mail®	3/3/2017 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT2488 EAST 81ST STREET
SUITE 700

TULSA OK 74137

Tracking #:	71901140006000100172
Doc Ref #:	2017ED30
Postage	5.1300

Document Receipt

Trans #	10065	Carrier / service:	USPS Server	First-Class Mail®	3/3/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000100141

Doc Ref #: 2017ED30

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10064	Carrier / service	USPS Server	First-Class Mail®	3/3/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000100134

Doc Ref #: 2017ED30

Postage 5.1300

HARRISBURG PA 17128

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

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

16-054595, HOPPER, L

14059979

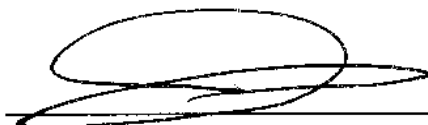
DATE	2/27/2017
AMOUNT	***1,350.00

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

VOID AFTER 90 DAYS

TO THE
ORDER
OF

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



⑈14059979⑈ ⑆071001737⑆ 69385258⑈