

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 214281	Invoice Date: 06/28/2017 9:48:25 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	\$69.00	201704986	MAIN TOWNSHIP
	Grantor - MENSCH, ALBERT J		06/28/17 9:48:27 AM	
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$2,059.74			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$14.00		
	RECORDING FEES - RECORDER	\$14.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$69.00</b>		
	<b>PAYMENTS</b>			
	CHECK: 7854 - SHERIFF	\$67.00		
	CHECK: 7855 - SHERIFF	\$2.00		
	<b>TOTAL PAYMENTS</b>	<b>\$69.00</b>		
	<b>AMOUNT DUE</b>	<b>\$69.00</b>		
	<b>PAYMENT ON INVOICE</b>	(\$69.00)		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

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

NATIONSTAR MORTGAGE LLC VS ALBERT MENSCH

NO. 37-2017 ED

NO. 1240-2016 JD

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

BID PRICE (INCLUDES COST) \$ 2019.35

POUNDAGE - 2% OF BID \$ 40.39

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2059.74

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

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

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

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

TOTAL DUE: \$ 2059.74

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 709.74

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
NATIONSTAR MORTGAGE LLC

vs.

**Defendant**  
ALBERT J MENSCH, DECEASED  
ALBERT J MENSCH / DECEASED, JR  
MARGRET HERB  
ROBERT FLOYD MENSCH  
LINDA RUPERT  
BARBARA RARICK

**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. :** 2016CV1240  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$987.90
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	\$210.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Other	\$115.95
<b>Total Sheriff Costs</b>	<b>\$1,952.35</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

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

**Location of the real estate:** 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

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**Grand Total:**

**\$2,019.35**

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. TULIO +  
KATHERINE M. WOLF +

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

RE: Nationstar Mortgage LLC vs. Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased; and Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
Docket No.: 2016-CV-0001240-MF  
Property Address: 775 Mainville Drive, Bloomsburg, PA 17815  
S&D File No.: 16-054084

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:  
Federal Home Loan Mortgage Corporation  
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

# SHAPIRO & DeNARDO, LLC

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June 8, 2017

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

RE: Nationstar Mortgage LLC vs. Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased; and Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
Docket No.: 2016-CV-0001240-MF  
Property Address: 775 Mainville Drive, Bloomsburg, PA 17815  
S&D File No.: 16-054084

Dear Columbia County Sheriff:

As you are aware, this office represents the Plaintiff, Nationstar Mortgage LLC, with respect to the Mortgage Foreclosure action against Albert Mensch.

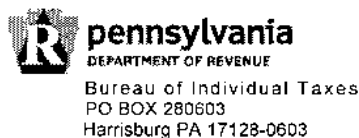
This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA County Sheriff's Sale, held on June 7, 2017, to Federal Home Loan Mortgage Corporation.

Please prepare a Sheriff's Deed naming the Grantee to the subject property as Federal Home Loan Mortgage Corporation.

Please forward the Deed along with the enclosed package to the Recorder of Deeds Office to be recorded. **Please call us the day the Deed goes for recording. \*WE WILL NEED THE RECORDING INFORMATION AS SOON AS POSSIBLE.**

As always, please feel free to contact me if you have any questions regarding this matter.

Very Truly Yours,  
  
Laura Connor  
Paralegal



# REALTY TRANSFER TAX STATEMENT OF VALUE

**See Reverse for Instructions**

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: SHAPIRO &amp; DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

### B. TRANSFER DATA

Date of Acceptance of Document 6/7 /2017

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Federal Home Loan Mortgage Corporation

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

775 Mainville Drive

City, Township, Borough

Main Township

County

Columbia

School District

Bloomsburg Area

Tax Parcel Number

22-05A-005-00

### D. VALUATION DATA

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

1. Actual Cash Consideration

\$2,059.74

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,059.74

4. County Assessed Value

\$12,605.00

5. Common Level Ratio Factor

x 3.39

6. Computed Value

= \$42,730.95

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$42,730.95

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-0001240-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 ConnorDate  
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

16-054084,MENSC  
H, ALBE

No. 14064215

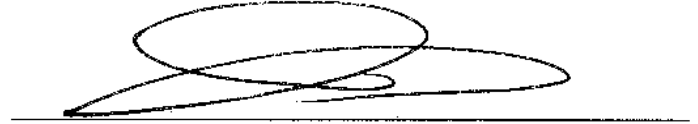
DATE: 06/12/17

\$ 709.74

PAY Seven Hundred Nine and 74/100

VOID AFTER 90 DAYS

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



⑈14064215⑈ ⑆071001737⑆ 69385258⑈



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



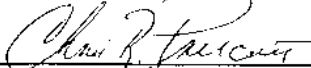
Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
ALBERT J MENSCH, DECEASED (et al.)

Case Number  
2016CV1240

## SHERIFF'S RETURN OF SERVICE

04/03/2017 12:20 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT. TO WIT: ALBERT J MENSCH, DECEASED, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS.

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2017

## NOTARY

Affirmed and subscribed to before me this

7TH day of JUNE, 2017

## TX RESULT REPORT

NAME :  
TEL :  
DATE : JUN.07.2017 13:17

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3203	TX	001	916102789980	JUN.07	13:16	002	00h00min56s	ECM	OK

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

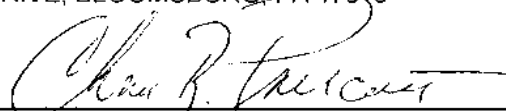


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CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2017

Mensch  
610-278 9980

### NOTARY

Affirmed and subscribed to before me this

7TH day of JUNE, 2017

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

© 2000/2004/2006/2008/2010/2012/2014/2016/2018/2020/2022/2024/2026/2028/2030/2032/2034/2036/2038/2040/2042/2044/2046/2048/2050/2052/2054/2056/2058/2060/2062/2064/2066/2068/2070/2072/2074/2076/2078/2080/2082/2084/2086/2088/2090/2092/2094/2096/2098/2100/2102/2104/2106/2108/2110/2112/2114/2116/2118/2120/2122/2124/2126/2128/2130/2132/2134/2136/2138/2140/2142/2144/2146/2148/2150/2152/2154/2156/2158/2160/2162/2164/2166/2168/2170/2172/2174/2176/2178/2180/2182/2184/2186/2188/2190/2192/2194/2196/2198/2200/2202/2204/2206/2208/2210/2212/2214/2216/2218/2220/2222/2224/2226/2228/2230/2232/2234/2236/2238/2240/2242/2244/2246/2248/2250/2252/2254/2256/2258/2260/2262/2264/2266/2268/2270/2272/2274/2276/2278/2280/2282/2284/2286/2288/2290/2292/2294/2296/2298/2300/2302/2304/2306/2308/2310/2312/2314/2316/2318/2320/2322/2324/2326/2328/2330/2332/2334/2336/2338/2340/2342/2344/2346/2348/2350/2352/2354/2356/2358/2360/2362/2364/2366/2368/2370/2372/2374/2376/2378/2380/2382/2384/2386/2388/2390/2392/2394/2396/2398/2400/2402/2404/2406/2408/2410/2412/2414/2416/2418/2420/2422/2424/2426/2428/2430/2432/2434/2436/2438/2440/2442/2444/2446/2448/2450/2452/2454/2456/2458/2460/2462/2464/2466/2468/2470/2472/2474/2476/2478/2480/2482/2484/2486/2488/2490/2492/2494/2496/2498/2500/2502/2504/2506/2508/2510/2512/2514/2516/2518/2520/2522/2524/2526/2528/2530/2532/2534/2536/2538/2540/2542/2544/2546/2548/2550/2552/2554/2556/2558/2560/2562/2564/2566/2568/2570/2572/2574/2576/2578/2580/2582/2584/2586/2588/2590/2592/2594/2596/2598/2600/2602/2604/2606/2608/2610/2612/2614/2616/2618/2620/2622/2624/2626/2628/2630/2632/2634/2636/2638/2640/2642/2644/2646/2648/2650/2652/2654/2656/2658/2660/2662/2664/2666/2668/2670/2672/2674/2676/2678/2680/2682/2684/2686/2688/2690/2692/2694/2696/2698/2700/2702/2704/2706/2708/2710/2712/2714/2716/2718/2720/2722/2724/2726/2728/2730/2732/2734/2736/2738/2740/2742/2744/2746/2748/2750/2752/2754/2756/2758/2760/2762/2764/2766/2768/2770/2772/2774/2776/2778/2780/2782/2784/2786/2788/2790/2792/2794/2796/2798/2800/2802/2804/2806/2808/2810/2812/2814/2816/2818/2820/2822/2824/2826/2828/2830/2832/2834/2836/2838/2840/2842/2844/2846/2848/2850/2852/2854/2856/2858/2860/2862/2864/2866/2868/2870/2872/2874/2876/2878/2880/2882/2884/2886/2888/2890/2892/2894/2896/2898/2900/2902/2904/2906/2908/2910/2912/2914/2916/2918/2920/2922/2924/2926/2928/2930/2932/2934/2936/2938/2940/2942/2944/2946/2948/2950/2952/2954/2956/2958/2960/2962/2964/2966/2968/2970/2972/2974/2976/2978/2980/2982/2984/2986/2988/2990/2992/2994/2996/2998/3000/3002/3004/3006/3008/3010/3012/3014/3016/3018/3020/3022/3024/3026/3028/3030/3032/3034/3036/3038/3040/3042/3044/3046/3048/3050/3052/3054/3056/3058/3060/3062/3064/3066/3068/3070/3072/3074/3076/3078/3080/3082/3084/3086/3088/3090/3092/3094/3096/3098/3100/3102/3104/3106/3108/3110/3112/3114/3116/3118/3120/3122/3124/3126/3128/3130/3132/3134/3136/3138/3140/3142/3144/3146/3148/3150/3152/3154/3156/3158/3160/3162/3164/3166/3168/3170/3172/3174/3176/3178/3180/3182/3184/3186/3188/3190/3192/3194/3196/3198/3200/3202/3204/3206/3208/3210/3212/3214/3216/3218/3220/3222/3224/3226/3228/3230/3232/3234/3236/3238/3240/3242/3244/3246/3248/3250/3252/3254/3256/3258/3260/3262/3264/3266/3268/3270/3272/3274/3276/3278/3280/3282/3284/3286/3288/3290/3292/3294/3296/3298/3300/3302/3304/3306/3308/3310/3312/3314/3316/3318/3320/3322/3324/3326/3328/3330/3332/3334/3336/3338/3340/3342/3344/3346/3348/3350/3352/3354/3356/3358/3360/3362/3364/3366/3368/3370/3372/3374/3376/3378/3380/3382/3384/3386/3388/3390/3392/3394/3396/3398/3400/3402/3404/3406/3408/3410/3412/3414/3416/3418/3420/3422/3424/3426/3428/3430/3432/3434/3436/3438/3440/3442/3444/3446/3448/3450/3452/3454/3456/3458/3460/3462/3464/3466/3468/3470/3472/3474/3476/3478/3480/3482/3484/3486/3488/3490/3492/3494/3496/3498/3500/3502/3504/3506/3508/3510/3512/3514/3516/3518/3520/3522/3524/3526/3528/3530/3532/3534/3536/3538/3540/3542/3544/3546/3548/3550/3552/3554/3556/3558/3560/3562/3564/3566/3568/3570/3572/3574/3576/3578/3580/3582/3584/3586/3588/3590/3592/3594/3596/3598/3600/3602/3604/3606/3608/3610/3612/3614/3616/3618/3620/3622/3624/3626/3628/3630/3632/3634/3636/3638/3640/3642/3644/3646/3648/3650/3652/3654/3656/3658/3660/3662/3664/3666/3668/3670/3672/3674/3676/3678/3680/3682/3684/3686/3688/3690/3692/3694/3696/3698/3700/3702/3704/3706/3708/3710/3712/3714/3716/3718/3720/3722/3724/3726/3728/3730/3732/3734/3736/3738/3740/3742/3744/3746/3748/3750/3752/3754/3756/3758/3760/3762/3764/3766/3768/3770/3772/3774/3776/3778/3780/3782/3784/3786/3788/3790/3792/3794/3796/3798/3800/3802/3804/3806/3808/3810/3812/3814/3816/3818/3820/3822/3824/3826/3828/3830/3832/3834/3836/3838/3840/3842/3844/3846/3848/3850/3852/3854/3856/3858/3860/3862/3864/3866/3868/3870/3872/3874/3876/3878/3880/3882/3884/3886/3888/3890/3892/3894/3896/3898/3900/3902/3904/3906/3908/3910/3912/3914/3916/3918/3920/3922/3924/3926/3928/3930/3932/3934/3936/3938/3940/3942/3944/3946/3948/3950/3952/3954/3956/3958/3960/3962/3964/3966/3968/3970/3972/3974/3976/3978/3980/3982/3984/3986/3988/3990/3992/3994/3996/3998/4000/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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
ALBERT J MENSCH, DECEASED (et al.)

Case Number  
2016CV1240

## SHERIFF'S RETURN OF SERVICE

04/04/2017 02:20 PM - DEPUTY CHRIS PRESCOTT, 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: BARBARA RARICK AT 370 HOLLOW ROAD, CATAWISSA, PA 17820.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2017

## NOTARY

Affirmed and subscribed to before me this

7TH day of JUNE, 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.  
MENSCH, DECEASED JR, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 37

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BARBARA RARICK  
Primary Address: 370 HOLLOW ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 4-4-17 Time: 1420

Deputy: 8 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

RARICK, BARBARA

2016CV1240

370 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
MENSCH, DECEASED, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 37

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 775 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-3-17

Time: 1220

Deputy: 8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. HOUSE IS VACANT

2.

3.

4.

5.

6.

OCCUPANT

2016CV1240

775 MAINVILLE DRIVE, 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.  
ALBERT J MENSCH, DECEASED (et al.)

Case Number  
2016CV1240

## SHERIFF'S RETURN OF SERVICE

05/01/2017 02:34 PM - DEPUTY CHRIS PRESCOTT, 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 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

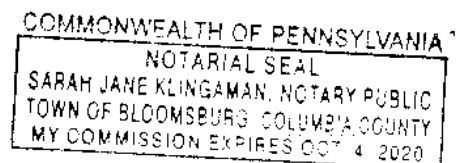
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2017

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2017





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

## SHERIFF'S SALE COST SHEET

16-1240  
31-17VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>433.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>987.90</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1237.90</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 *****		\$	_____

SURCHARGE FEE (OSTE)		\$	<u>152.00</u>
MISC. <u>North's Co.</u>		\$	<u>115.95</u>
TOTAL *****		\$	<u>115.95</u>

TOTAL COSTS (OPENING BID)

\$ 2019.35

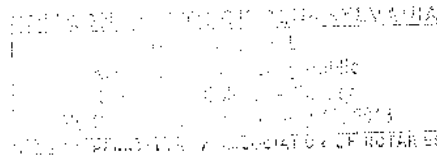
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T. Micklow 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 May 17, 24 & 31, 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.

.....*James T. Micklow*.....

Sworn and subscribed to before me this 31<sup>st</sup> day of May 2017...

.....*Karen M. Beach*.....  
(Notary Public)



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

.....



# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe  
Sheriff



Randy Coe  
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)

vs.

MARGARET H HERB, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH, JR.,  
DECEASED (et al.)

Case Number

16 CV 01240

## SHERIFF'S RETURN OF SERVICE

- 04/04/2017 10:02 AM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED OTHER BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE GEORGE HERB, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARGARET H HERB, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH, JR., DECEASED AT 720 MAHONEY STREET, TREVORTON, PA 17881.
- 04/04/2017 02:04 PM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LINDA L RUPERT, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH JR., DECEASED AT 725 EAST PACKER STREET, SHAMOKIN, PA 17872.
- 04/21/2017 11:47 AM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT FLOYD MENSCH, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH, JR., DECEASED AT 108 NORTH LOCUST STREET, MOUNT CARMEL, PA 17851.

SHERIFF COST: \$115.95

May 11, 2017

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

### PERSONAL PROPERTY REQUEST LEDGER

<i><b>DATE</b></i>	<i><b>CATEGORY</b></i>	<i><b>MEMO</b></i>	<i><b>CHK #</b></i>	<i><b>DEBIT</b></i>	<i><b>CREDIT</b></i>
04/04/2017	Advance Fee	Advance Fee	7734	\$0.00	\$200.00
04/11/2017	Service Mileage	(PAID 05/01/2017)	4-17	\$16.05	\$0.00
04/11/2017	Service Mileage	(PAID 05/01/2017)	4-17	\$21.40	\$0.00
04/13/2017	Docketing	(PAID 05/01/2017)	4-17	\$9.00	\$0.00
04/13/2017	Executing	(PAID 05/01/2017)	4-17	\$9.00	\$0.00
04/24/2017	Service Mileage	(PAID 05/01/2017)	4-17	\$30.50	\$0.00
04/26/2017	Service Costs	(PAID 05/01/2017)	4-17	\$12.00	\$0.00
04/26/2017	Other	(PAID 05/01/2017)	4-17	\$18.00	\$0.00
04/26/2017	Refund	(PAID 04/26/2017)	402712	\$84.05	\$0.00
				<b>\$200.00</b>	<b>\$200.00</b>
<b>TOTAL BALANCE:</b>				<b>\$0.00</b>	

37

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe  
Sheriff



Randy Coe  
Chief Deputy

NATIONSTAR MORTGAGE LLC (et al.)

vs.

MARGARET H HERB, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH, JR.,  
DECEASED (et al.)

Case Number  
16 CV 01240

## SHERIFF'S RETURN OF SERVICE

- 04/04/2017 10:02 AM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED OTHER BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE GEORGE HERB, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARGARET H HERB, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH, JR., DECEASED AT 720 MAHONEY STREET, TREVORTON, PA 17881.
- 04/04/2017 02:04 PM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LINDA L RUPERT, KNOWN HEIR OF THE ESTATE OF ALBERT J. MENSCH JR., DECEASED AT 725 EAST PACKER STREET, SHAMOKIN, PA 17872.
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SHERIFF COST: \$115.95

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

April 26, 2017

Refund of \$8400  
will be sent as  
soon as all other  
costs

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
MENSCH, DECEASED, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 775 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

5-1-17

Time:

1434

Deputy:

8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2016CV1240

775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# **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 +**

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

**COPY**

**RE: Nationstar Mortgage LLC vs. Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased; and Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased**  
**Docket No.: 2016-cv-1240**  
**Property Address: 775 Mainville Drive, Bloomsburg, PA 17815**  
**S&D File No.: 16-054084**  
**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 # 16-054084  
Enclosures

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

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.  
78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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. 16-054084

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Margaret H. Herb, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased and Robert Floyd  
Mensch, Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased and Barbara D. Rarick,  
Known Heir of the Estate of Albert J. Mensch, Jr.,  
deceased and Unknown Heirs, Successors,  
Assigns, and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or under  
Albert J. Mensch, Jr., deceased and Linda L.  
Rupert, Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2016-cv-1240

**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 April 10, 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: 4/20/17

By: 

Cory Mackanich  
Legal Assistant

16-054084



### Certificate of Mailing — Firm (Domestic)

Name and Address of Sender	USPS Tracking Number Firm-specific Identifier	TOTAL NO. Of Pieces Listed by Sender	TOTAL NO. Of Pieces Received at Post Office	Affix Stamp Here Postmark with Date	Postage	Fee	Special Handling	Parcel Airlift
Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406	16-054084 CM	7	Postmaster, per (name of receiving employee)					
Address (Name, Street, City, State, and ZIP Code™)  Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815  Tenant or Occupant 776 Mainville Drive 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  Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax Division 1131 Strawberry Square, 6th Floor Harrisburg, PA 17128  Internal Revenue Service WM S. Moorehead Federal Bldg. Advisory 1600 Liberty Avenue, Room 704 Pittsburgh, PA 15222  Department of Public Welfare Estate Recovery Program PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105  Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance Dept. 280946 Harrisburg, PA 17125								

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

REAL ESTATE TAX CERTIFICATION

Date: 04/20/2017

Fee: \$5.00

Cert. NO: 27328

MENSCH ALBERT J JR  
C/O BARBARA D RARICK  
370 A HOLLOW RD  
CATAWISSA PA 17820

District: MAIN TWP  
Deed: 0255 -0620  
Location: 775 MAINVILLE RD  
Parcel Id:22 -05A-005-00,000

Assessment: 12,605  
Balances as of 04/20/2017

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

COLUMBIA COUNTY SHERIFF

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
MENSCH, DECEASED, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 37

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### 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: Mary Ward

Relation: Tax office

Date: 4-11-17

Time: 12:54

Deputy: 5

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date: 4-5-17

Time: 4:54

Mileage:

Deputy: 5-8

### Service Attempt Notes:

1. Town Hall Closed.

2.

3.

4.

5.

6.

WARD, MARY F.

2016CV1240

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
MENSCH, DECEASED, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

37

Expires:

Warrant:

### 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:

SHERY EVANS

Relation:

CLERK

Date:

4-3-17

Time:

0856

Deputy:

8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV1240

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.  
MENSCH, DECEASED, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 37  
Warrant:

### 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: MICHELLE SANTOR

Relation: RECEPTIONIST

Date: 4-3-17 Time: 0859

Deputy: 8 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1240 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.  
MENSCH, DECEASED, ALBERT J (et al.)

Case Number  
2016CV1240

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 37  
Warrant:

### Serve To:

Name: ALBERT J MENSCH, DECEASED

Primary Address: 775 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-3-17

Deputy: 8

Time: 1220

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. HOUSE IS VACANT

2.

3.

4.

5.

6.

MENSCH, DECEASED, ALB

2016CV1240

775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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. 16-054084

Nationstar Mortgage LLC  
PLAINTIFF

VS. Margaret H. Herb, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased and  
Robert Floyd Mensch, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased and  
Barbara D. Rarick, Known Heir of the Estate  
of Albert J. Mensch, Jr., deceased and  
Unknown Heirs, Successors, Assigns, and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J.  
Mensch, Jr., deceased and Linda L. Rupert,  
Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2016-cv-1240

2017-ED-37

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

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased  
775 Mainville Drive  
Bloomsburg, PA 17815

Your house (real estate) at:

**775 Mainville Drive, Bloomsburg, PA 17815**

22-05A-005-00

is scheduled to be sold at Sheriff's Sale on June 7<sup>th</sup> 2017 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$85,740.75 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.**

16-054084

All that certain piece and parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a stone corner of land now or formerly of Samuel Bredbenner on the north side of the State Highway leading to Bloomsburg, and running thence along said highway in an easterly direction a distance of 50 feet to a stone corner; thence along lands now or formerly of Fannie Shurman, a distance of 130 feet to the place of beginning.

BEING THE SAME PREMISES which Albert J. Mensch, Jr. and Barbara A. Mensch, his wife, now known as Barbara A. Boise, by Deed Dated 7/16/1999 and Recorded 9/13/1999, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 737, Page 0911, granted and conveyed unto Albert J. Mensch, Jr.



# 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 03/31/17

Account:

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

Ad ID: 1102293  
Description: MENSCH, HERB, RUPERT  
**SHERIFF SALE**  
Run Dates: 05/17/17 to 05/31/17  
Class: 2  
Agate Lines: 180  
Blind Box:

**Total Ad Cost \$987.90**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/17/17	05/31/17	3	\$987.90

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1240

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, JUNE 07, 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 and parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a stone corner of land now or formerly of Samuel Bredbenner on the north side of the State Highway leading to Bloomsburg, and running thence along said highway in an easterly direction a distance of 50 feet to a stone corner; thence along lands now or formerly of Fannie Shuman, a distance of 130 feet to the place of beginning.

BEING THE SAME PREMISES which Albert J. Mensch, Jr. and Barbara A. Mensch, his wife, now known as Barbara A. Boise, by Deed Dated 7/16/1999 and Recorded 9/13/1999, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 737, Page 0911, granted and conveyed unto Albert J. Mensch, Jr.

**PROPERTY ADDRESS: 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815**

**UPI / TAX PARCEL NUMBER: 22-05A-005-00**

Seized and taken into execution to be sold as the property of **ALBERT J MENSCH, DECEASED, ALBERT J MENSCH / DECEASED, JR, MARGRET HERB, ROBERT FLOYD MENSCH, LINDA RUPERT, BARBARA RARICK** 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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1240

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, JUNE 07, 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 and parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a stone corner of land now or formerly of Samuel Bredbenner on the north side of the State Highway leading to Bloomsburg, and running thence along said highway in an easterly direction a distance of 50 feet to a stone corner; thence along lands now or formerly of Fannie Shurman, a distance of 130 feet to the place of beginning.

BEING THE SAME PREMISES which Albert J. Mensch, Jr. and Barbara A. Mensch, his wife, now known as Barbara A. Boise, by Deed Dated 7/16/1999 and Recorded 9/13/1999, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 737, Page 0911, granted and conveyed unto Albert J. Mensch, Jr.

PROPERTY ADDRESS: 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-05A-005-00

Seized and taken into execution to be sold as the property of ALBERT J MENSCH, DECEASED, ALBERT J MENSCH / DECEASED, JR, MARGRET HERB, ROBERT FLOYD MENSCH, LINDA RUPERT, BARBARA RARICK 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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Nationstar Mortgage LLC  
PLAINTIFF

No: 2016-cv-1240

2017-ED-37

VS.

Margaret H. Herb, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased and Robert Floyd  
Mensch, Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased and Barbara D. Rarick,  
Known Heir of the Estate of Albert J. Mensch, Jr.,  
deceased and Unknown Heirs, Successors, Assigns,  
and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J.  
Mensch, Jr., deceased and Linda L. Rupert, Known  
Heir of the Estate of Albert J. Mensch, Jr., deceased  
DEFENDANTS

WRIT OF EXECUTION:  
MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

775 Mainville Drive, Bloomsburg, PA 17815

See attached legal

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

Amount Due

\$85,740.75

Interest from March 16, 2017 to

Costs to be Added

Seal of Court

Barbara N. Jillette JSS  
PROTHONOTARY

Proth & Clerk of Sev. Courts

Date: 3/08/17

Stephanie Stapp Com. Ex. 1st Monday in 2020  
Deputy Prothonotary

**No: 2016-cv-1240**

Nationstar Mortgage LLC

**vs.**

Margaret H. Herb, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
720 Mahanoy Street  
Trevorton, PA 17881

Robert Floyd Mensch, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
108 North Locust Street  
Mount Carmel, PA 17851

Barbara D. Rarick, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
370 Hollow Road  
Catawissa, PA 17820

Unknown Heirs, Successors, Assigns, and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Albert J. Mensch, Jr.,  
deceased  
775 Mainville Drive  
Bloomsburg, PA 17815

Linda L. Rupert, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
725 East Packer Street  
Shamokin, PA 17872



~~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. 16-054084

Nationstar Mortgage LLC  
PLAINTIFF

VS. Margaret H. Herb, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased and  
Robert Floyd Mensch, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased and  
Barbara D. Rarick, Known Heir of the Estate  
of Albert J. Mensch, Jr., deceased and  
Unknown Heirs, Successors, Assigns, and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J.  
Mensch, Jr., deceased and Linda L. Rupert,  
Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2016-cv-1240

2017-ED-37

**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 **775 Mainville Drive, Bloomsburg, PA 17815.**

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

X X Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
720 Mahanoy Street  
Trevorton, PA 17881

X Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
108 North Locust Street  
Mount Carmel, PA 17851

X X Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
370 Hollow Road  
Catawissa, PA 17820

*Northumberland*

*Northumberland*

X Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J. Mensch, Jr., deceased  
775 Mainville Drive  
Bloomsburg, PA 17815

X Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
725 East Packer Street  
Shamokin, PA 17872

- Northumberland

2. Name and address of Defendants in the judgment:

Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
720 Mahanoy Street  
Trevorton, PA 17881

Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
108 North Locust Street  
Mount Carmel, PA 17851

Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
370 Hollow Road  
Catawissa, PA 17820

Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J. Mensch, Jr., deceased  
775 Mainville Drive  
Bloomsburg, PA 17815

Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
725 East Packer Street  
Shamokin, PA 17872

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:

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

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:

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

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

X TENANT OR OCCUPANT  
775 Mainville Drive  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Revenue, Inheritance Tax Division  
1131 Strawberry Square, 6th Floor  
Harrisburg, PA 17128

Internal Revenue Service  
WM S. Moorehead Federal Bldg. Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

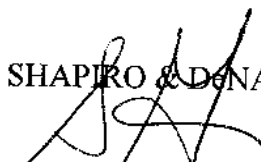
Department of Public Welfare  
Estate Recovery Program  
PO Box 8486  
Willow Oak Bldg  
Harrisburg, PA 17105

Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128



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.

Date: 3/27/17

SHAPIRO & DENARDO, LLC  
BY:   
Samantha Gable, Esquire

16-054084

# REAL ESTATE OUTLINE

ED # 2017 ED 37

DATE RECEIVED 2017 March 28  
DOCKET AND INDEX 2016 CV 1240

## 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>14060975</u>

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

SALE DATE June 7<sup>th</sup> TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# **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 +

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased; and Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased

Docket No.: 2016-cv-1240

Property Address: 775 Mainville Drive, Bloomsburg, PA 17815

S&D File No.: 16-054084

Sir/Madam:

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

Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased, 370 Hollow Road, Catawissa, PA 17820

Please POST the Notice of Sale per Court Order upon the following address provided:

Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased, 775 Mainville Drive, Bloomsburg, PA 17815

Please POST the Handbill upon the following address provided:

775 Mainville Drive, Bloomsburg, PA 17815

Please be advised we will be using a third party provider for service of the Notice of Sale for Margaret H. Herb, Robert Floyd Mensch and Linda L. Rupert. Our office will file an Affidavit of Service.

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

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

Your assistance in this matter is greatly appreciated.

Very truly yours,

Haley Ashby  
Legal Assistant

Enclosures

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Nationstar Mortgage LLC  
PLAINTIFF

NO: 2016-cv-1240

VS.

Margaret H. Herb, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased; Robert Floyd  
Mensch, Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased; Barbara D. Rarick, Known  
Heir of the Estate of Albert J. Mensch, Jr.,  
deceased; Unknown Heirs, Successors, Assigns,  
and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J.  
Mensch, Jr., deceased; and Linda L. Rupert,  
Known Heir of the Estate of Albert J. Mensch, Jr.,  
deceased

DEFENDANTS

FILED  
PROTHONOTARY  
2016 DEC 14 P 3:29  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 14<sup>th</sup> day of December, 2016, upon consideration of  
Plaintiff's Motion For Service Pursuant To Special Order Of Court and the Affidavit of Good Faith  
Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage  
Foreclosure, Notice of Sale, and all subsequent pleadings that require personal service only, on  
Defendant, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Albert J. Mensch, Jr., deceased, shall be complete when Plaintiff or its  
counsel or agent has published a true and correct copy of the Complaint in Mortgage Foreclosure, Notice  
of Sale, or any subsequent pleadings in the legal publication designated by the Court for the publication of  
legal notices and in one newspaper of general circulation within Columbia County and the Sheriff has  
posted a true and correct copy of the Complaint in Mortgage Foreclosure, Notice of Sale and or any  
subsequent pleadings on the most public part of the mortgaged premises located at 775 Mainville Drive,  
Bloomsburg, PA 17815.

BY THE COURT:

15/ Thomas A. James Jr.  
J.

16-054084

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Nationstar Mortgage LLC  
PLAINTIFF

No: 2016-cv-1240

VS.

2017-ED-37

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

Margaret H. Herb, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased and Robert Floyd  
Mensch, Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased and Barbara D. Rarick,  
Known Heir of the Estate of Albert J. Mensch, Jr.,  
deceased and Unknown Heirs, Successors, Assigns,  
and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J.  
Mensch, Jr., deceased and Linda L. Rupert, Known  
Heir of the Estate of Albert J. Mensch, Jr., deceased  
DEFENDANTS

TO THE SHERIFF OF COLUMBIA COUNTY:

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

775 Mainville Drive, Bloomsburg, PA 17815

See attached legal

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

Amount Due

\$85,740.75

Interest from March 16, 2017 to

Costs to be Added

Seal of Court

Date: 3/28/17

Barbara N. Silvetti 188  
PROTHONOTARY

Proth & Clerk of Sev. Courts

Stephen A. Stays My Com. Exp. 1st Monday in 2020  
Deputy Prothonotary

**No: 2016-cv-1240**

Nationstar Mortgage LLC

**vs.**

Margaret H. Herb, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
720 Mahanoy Street  
Trevorton, PA 17881

Robert Floyd Mensch, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
108 North Locust Street  
Mount Carmel, PA 17851

Barbara D. Ratick, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
370 Hollow Road  
Catawissa, PA 17820

Unknown Heirs, Successors, Assigns, and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Albert J. Mensch, Jr.,  
deceased  
775 Mainville Drive  
Bloomsburg, PA 17815

Linda L. Rupert, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased  
725 East Packer Street  
Shamokin, PA 17872



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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



All that certain piece and parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a stone corner of land now or formerly of Samuel Bredbenner on the north side of the State Highway leading to Bloomsburg, and running thence along said highway in an easterly direction a distance of 50 feet to a stone corner; thence along lands now or formerly of Fannie Shurman, a distance of 130 feet to the place of beginning.

BEING THE SAME PREMISES which Albert J. Mensch, Jr. and Barbara A. Mensch, his wife, now known as Barbara A. Boise, by Deed Dated 7/16/1999 and Recorded 9/13/1999, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 737, Page 0911, granted and conveyed unto Albert J. Mensch, Jr.

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. 16-054084

Nationstar Mortgage LLC  
PLAINTIFF

VS. Margaret H. Herb, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased and  
Robert Floyd Mensch, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased and  
Barbara D. Rarick, Known Heir of the Estate  
of Albert J. Mensch, Jr., deceased and  
Unknown Heirs, Successors, Assigns, and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Albert J.  
Mensch, Jr., deceased and Linda L. Rupert,  
Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2016-cv-1240

2017-ED-37

**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:

Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
720 Mahanoy Street  
Trevorton, PA 17881

Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
108 North Locust Street  
Mount Carmel, PA 17851

Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
370 Hollow Road  
Catawissa, PA 17820

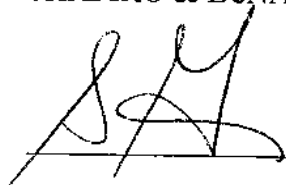
Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Albert J. Mensch, Jr., deceased  
775 Mainville Drive  
Bloomsburg, PA 17815

Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
725 East Packer Street  
Shamokin, PA 17872

SHAPIRO & DeNARDO, LLC

Date: 3 / 27 / 17

BY:

A handwritten signature in black ink, appearing to be 'S. Gable', written over a horizontal line.

Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

16-054084

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. 16-054084

Nationstar Mortgage LLC  
PLAINTIFF

VS. Margaret H. Herb, Known Heir of the Estate  
of Albert J. Mensch, Jr., deceased and Robert  
Floyd Mensch, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased and Barbara D.  
Rarick, Known Heir of the Estate of Albert J.  
Mensch, Jr., deceased and Unknown Heirs,  
Successors, Assigns, and All Persons, Firms or  
Associations Claiming Right, Title or Interest  
from or under Albert J. Mensch, Jr., deceased and  
Linda L. Rupert, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased

DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2016-cv-1240

2017-ED-37

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

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

☐ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

☒ Assistance Act including but not limited to:

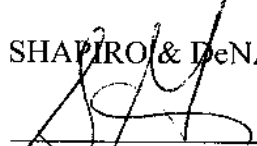
- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or  
Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency  
Assistance Program.

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

Date: 3/27/17

BY:

SHAPIRO & DeNARDO, LLC

  
Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 16-054084

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

PLAINTIFF

VS. Margaret H. Herb, Known Heir of the Estate  
of Albert J. Mensch, Jr., deceased  
and Robert Floyd Mensch, Known Heir of the  
Estate of Albert J. Mensch, Jr., deceased  
and Barbara D. Rarick, Known Heir of the Estate  
of Albert J. Mensch, Jr., deceased  
and Unknown Heirs, Successors, Assigns, and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Albert J. Mensch,  
Jr., deceased  
and Linda L. Rupert, Known Heir of the Estate of  
Albert J. Mensch, Jr., deceased

DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2016-cv-1240

2017-ED-37

**AFFIDAVIT OF NON-MILITARY SERVICE**

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

Date: 3/27/17

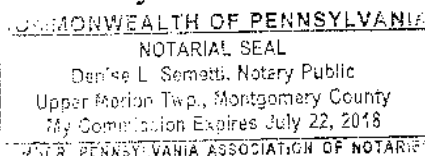
SHAPIRO & DeNARDO, LLC  
BY: 

Attorneys for Plaintiff

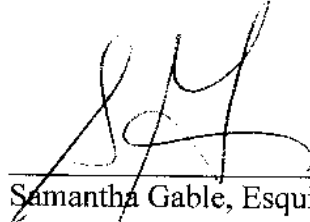
KRISTEN D. LITTLE, ESQ.

Sworn to and subscribed  
before me this 27<sup>th</sup> day  
of March, 2017.

  
Notary Public



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.



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Samantha Gable, Esquire, Attorney for Plaintiff

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



71901140006000102039

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	10257	Carrier / service:	USPS Server	First-Class Mail®	3/31/2017 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000102046

Doc Ref #: 2017ED37

Postage 5.1300

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	10256	Carrier / service	USPS Server	First-Class Mail®	3/31/2017 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000102039

Doc Ref #: 2017ED37

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	10255	Carrier / service:	USPS Server	First-Class Mail®	3/31/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000102022

Doc Ref #: 2017ED37

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	10254	Carrier / service:	USPS Server	First-Class Mail®	3/31/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000102015

Doc Ref #: 2017ED37

Postage 5.1300

HARRISBURG PA 17128

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

RE: Nationstar Mortgage LLC vs. Margaret H. Herb, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Robert Floyd Mensch, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Barbara D. Rarick, Known Heir of the Estate of Albert J. Mensch, Jr., deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert J. Mensch, Jr., deceased; and Linda L. Rupert, Known Heir of the Estate of Albert J. Mensch, Jr., deceased  
Docket No.: 2016-cv-1240  
Property Address: 775 Mainville Drive, Bloomsburg, PA 17815  
S&D File No.: 16-054084

Dear Sir or Madam:

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

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

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

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

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

Thank you for your cooperation in this matter.

Very truly yours,

Haley Ashby  
Legal Assistant

Enclosures

Shapiro & DeNardo, LLC  
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

16-054084, MENSCH, A

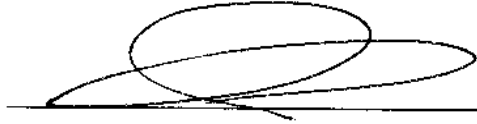
14060975

DATE	3/24/2017
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



⑈14060975⑈ ⑆071001737⑆ 69385258⑈