

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
JUSTIN HENDRICKS

Case Number
2017CV436

PROPERTY ADDRESS
429 DRINKER STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/02/2017	Advance Fee	Advance Fee	49082	\$0.00	\$1,350.00
06/02/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/02/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/02/2017	Crying Sale			\$10.00	\$0.00
06/02/2017	Docketing			\$15.00	\$0.00
06/02/2017	Levy			\$15.00	\$0.00
06/02/2017	Mailing Costs			\$42.00	\$0.00
06/02/2017	Posting Handbill			\$15.00	\$0.00
06/02/2017	Press Enterprise Inc.			\$352.59	\$0.00
06/02/2017	Sheriff Automation Fund			\$50.00	\$0.00
06/02/2017	Web Posting			\$100.00	\$0.00
07/17/2017	Service			\$180.00	\$0.00
07/17/2017	Service Mileage			\$10.00	\$0.00
07/17/2017	Copies			\$6.00	\$0.00
07/17/2017	Notary Fee			\$10.00	\$0.00
07/17/2017	Tax Claim Search			\$5.00	\$0.00
07/17/2017	Surcharge			\$130.00	\$0.00
07/17/2017	Refund	(PAID 07/17/2017)	7870	\$376.91	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloombsburg, PA 17815

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

Proof of Ad 07/17/17

Account:

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

Ad ID: **1107936**
Description: **HENDRICKS SHERIFF**
SALE
Run Dates: **07/12/17 to 07/12/17**
Class: **2**
Agate Lines: **189**
Blind Box:

Total Ad Cost \$352.59
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/12/17	07/12/17	1	\$352.59

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV436

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 02, 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 TRACT OR PARCEL OF GROUND situate in Hemlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:

BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley;

THENCE Easterly 120 feet along said North line of Drinker Street, to a stake; THENCE Northerly 128 feet along Lot 19 to a stake;

THENCE westerly 120 feet to a stake; THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING.

WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815

BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

PROPERTY ADDRESS: 429 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-036-00-000

Seized and taken into execution to be sold as the property of **JUSTIN HENDRICKS** in suit of **OCWEN LOAN SERVICING, 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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



Stern & Eisenberg | PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 13, 2017

RE: OCWEN LOAN SERVICING, LLC
Vs. JUSTIN D. HENDRICKS
C.C.P. COLUMBIA COUNTY No. 2017-CV-436

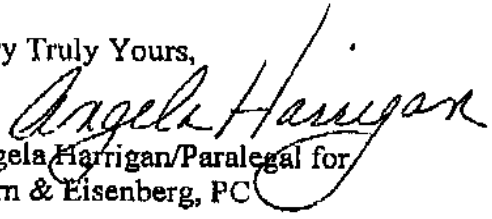
Premises: 429 DRINKER STREET, BLOOMSBURG, PA 17815

Sheriff's Office-Real Estate
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Dee,

Kindly **STAY** the Sheriff's Sale scheduled on August 2, 2017 for the above referenced property. No consideration was received. Thank you for your consideration in this matter.

Very Truly Yours,


Angela Harrigan/Paralegal for
Stern & Eisenberg, PC

S&E/ah
VIA FAX
(570) 389 - 5625

Timothy Chamberlain

From: Angela Harrigan <aharrigan@sterneisenberg.com>
Sent: Friday, July 14, 2017 2:20 PM
To: Timothy Chamberlain
Cc: Troy Freedman
Subject: Columbia County Case # 2017-CV-436 Ocwen Loan Servicing vs Justin D. Hendricks

Good afternoon,

We have stayed the above Sale on July 13, 2017. I was wondering if you could advise as to whether or not this was advertised and if we are due a refund. Please let me know at your earliest convenience.

Thank you



Angela Harrigan
Lead Paralegal
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200, Warrington, PA 18976
Phone (215) 572-8111 Ext. 1103 / Fax (215) 572-5025
www.sterneisenberg.com
*not admitted to practice law

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE ENCLOSED LETTER/NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT A DEBT. IF YOU HAVE RECEIVED A DISCHARGE IN BANKRUPTCY (AFTER ENTERING INTO THE RELEVANT MORTGAGE NOTE AND MORTGAGE AND HAVE NOT REAFFIRMED THE DEBT) THEN THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT, BUT SOLELY AS PART OF THE ENFORCEMENT OF THE MORTGAGE/LIEN AGAINST REAL PROPERTY.

CONFIDENTIALITY NOTICE. This email, including attachments, contains information that is confidential, privileged and exempt from disclosure under applicable law. This information is protected by the attorney-client privilege and is intended solely for the use of the identified recipients. Unintended transmission does not constitute a waiver of the attorney-client or any other privilege. If you receive this communication in error, please immediately notify this law office by reply email and permanently delete the original, any printouts and reproductions of this email and attachments hereto. If you are not the intended recipient, you are hereby notified that the unauthorized use, dissemination, distribution or reproduction of this email and attachments is strictly prohibited and may be unlawful.



Stern & Eisenberg, PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 5, 2017

RE: Ocwen Loan Servicing, LLC
V Justin D. Hendricks
C.C.P. COLUMBIA COUNTY NO. 2017-CV-436

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find an Amended 3129.1 and a Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

STERN & EISENBERG, PC

S&E/lw
Enclosure

cc: Sheriff's Office – Real Estate Division

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

STAMP
AND
RETURN

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
v.

Justin D. Hendricks
Defendant(s)

Civil Action: 2017-CV-436

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **429 Drinker Street, Bloomsburg, PA 17815.**

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

Justin D. Hendricks
429 Drinker Street
Bloomsburg, PA 17815

Justin D. Hendricks
419 Drinker Street
Bloomsburg, PA 17815

James E. Rafter, Jr.
429 Drinker Street
Bloomsburg, PA 17815

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

Justin D. Hendricks
429 Drinker Street
Bloomsburg, PA 17815

Justin D. Hendricks
419 Drinker 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:

N/A

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

FNB Bank, N.A.
P.O. Box 98
East Petersburg, PA 17520

FNB, N.A.
37 W. Main Street
Bloomsburg, PA 17815

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, PA 17128

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815


Tenant(s)/Occupant(s)
429 Drinker 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.

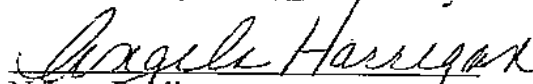
Date: June 27, 2017

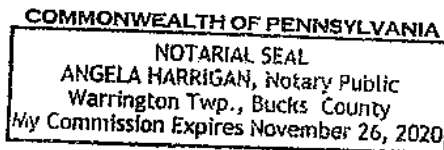
STERN & EISENBERG, PC

BY:


Jessica N. Manis, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
This 27th Day of June, 2017.


Notary Public



STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
WILLIAM E. MILLER, ESQUIRE (308951)
EDWARD J. MCKEE, ESQUIRE (316721)
ANDREW J. MARLEY, ESQUIRE (312314)
JESSICA N. MANIS, ESQUIRE (318705)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

STAMP
AND
RETURN

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC

v.

Justin D. Hendricks
Defendant(s)

Civil Action: 2017-CV-436

MORTGAGE FORECLOSURE


CERTIFICATE OF SERVICE

I, JESSICA N. MANIS, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant by certified mail, return receipt requested and regular mail on June 30, 2017 as evidenced by copy of certified mail receipts and certificate of mailing attached.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on June 30, 2017 as evidenced by copy of certificates of mailing attached.

STERN & EISENBERG, PC

BY

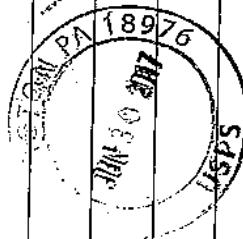

JESSICA N. MANIS
Attorney for Plaintiff

Name and Address of Sender
STERN & EISENBERG
1581 Main Street, Suite 200
Warrington, PA 18976

U.S. POSTAGE >> PITNEY BOWES



ZIP 18976 \$004.41
0001371685 JUN 30 2017



Line	
1	Justin D. Hendricks, 429 Drinker Street, Bloomsburg, PA 17815
2	Justin D. Hendricks, 419 Drinker Street, Bloomsburg, PA 17815
3	James E. Rafter, Jr., 429 Drinker Street, Bloomsburg, PA 17815
4	FNB Bank, N.A., P.O. Box 98, East Petersburg, PA 17520
5	FNB, N.A., 37 W. Main Street, Bloomsburg, PA 17815
6	PA Department of Revenue, Bureau of Compliance, Box 281230, Harrisburg, PA 17128
7	Domestic Relations, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815
8	Tax Claim Bureau, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815
9	Tenant(s)/Occupant(s), 429 Drinker Street, Bloomsburg, PA 17815

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

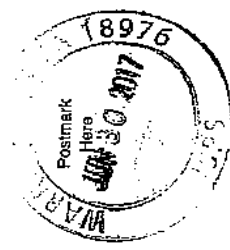
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Justin D. Hendricks
Street and Apt. N 429 Drinker Street
City, State, Zip+4 Bloomsburg, PA 17815



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

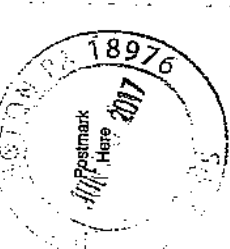
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To James E. Rafter, Jr.
Street and A 429 Drinker Street
City, State, Zip+4 Bloomsburg, PA 17815



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Justin D. Hendricks
Street and 419 Drinker Street
City, State, Zip+4 Bloomsburg, PA 17815



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

LW
Hendricks

Postage: 3*6.56 + 9*0.46 + 4.41 = \$28.23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
JUSTIN HENDRICKS

Case Number
2017CV436

SHERIFF'S RETURN OF SERVICE

06/23/2017 08:47 PM - DEPUTY MICHAEL BEYER, 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 429 DRINKER STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 2017

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2017

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

Sarah Jane Klingaman

Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 429 DRINKER STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Rosted · Other

Adult In Charge:

Relation:

Date: 6-28-17 Time: 8:47

Deputy: 5 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2017CV436

429 DRINKER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

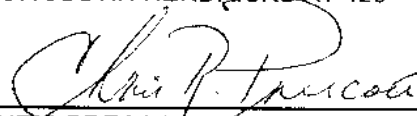


OCWEN LOAN SERVICING, LLC
vs.
JUSTIN HENDRICKS

Case Number
2017CV436

SHERIFF'S RETURN OF SERVICE

06/02/2017 12:17 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 JOY RAFTER HIS MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JUSTIN HENDRICKS AT 429 DRINKER STREET, BLOOMSBURG, PA 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2017

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2017

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



Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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: 6/5/17 Time: 1032

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2017CV436 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

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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: SHERREY EVANS

Relation: CLERK

Date: 6/5/17

Time: 11:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2017CV436

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 621

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Denise D. Ottaviani
Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DENISE OTTAVIANI

Relation: SELF

Date: 6.2.17 Time: 1225

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

OTTAVIANI, DENISE D.

2017CV436

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 429 DRINKER STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: JOY RAFTER

Relation: MOTHER

Date: 6-2-17

Time: 12:17

Deputy: 8

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2017CV436

429 DRINKER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: FNB BANK

Primary Address: 37-41 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: SAM MCAFFEE

Relation: TELLER / HEADS

Date: 6-2-17

Time: 1012

Deputy: 8

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FNB BANK

2017CV436

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 61

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JUSTIN HENDRICKS

Primary Address: 429 DRINKER STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge: JOY RAFTER

Relation: MOTHER

Date: 6-2-17

Time: 1217

Deputy: J

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

HENDRICKS, JUSTIN

2017CV436

429 DRINKER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 06/05/2017

Fee: \$5.00

Cert. NO: 27553

HENDRICKS JUSTIN D
429 DRINKER STREET
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20060 -1201
Location: 429 DRINKER ST
Parcel Id:18 -01A-036-00,000

Assessment: 39,735
Balances as of 06/05/2017

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

By: COLUMBIA County SHERIFF Per: _____

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



71901140006000105931

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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 06/02/17

Account:

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

Ad ID: 1107936
Description: HENDRICKS SHERIFF
SALE
Run Dates: 07/12/17 to 07/26/17
Class: 2
Agate Lines: 189
Blind Box:

Total Ad Cost	\$1,036.77			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/12/17	07/26/17	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV436

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, AUGUST 02, 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 TRACT OR PARCEL OF GROUND situate in Homlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:
BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley;
THENCE Easterly 120 feet along said North line of Drinker Street, to a stake; THENCE Northerly 128 feet along Lot 19 to a stake;
THENCE westerly 120 feet to a stake; THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING.

WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815
BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

PROPERTY ADDRESS: 429 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-036-00-000

Seized and taken into execution to be sold as the property of JUSTIN HENDRICKS in suit of OCWEN LOAN SERVICING, 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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV436

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 02, 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 TRACT OR PARCEL OF GROUND situate in Hemlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:

BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley; THENCE Easterly 120 feet along said North line of Drinker Street, to a stake; THENCE Northerly 128 feet along Lot 19 to a stake; THENCE westerly 120 feet to a stake; THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING. WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815

BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

PROPERTY ADDRESS: 429 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-036-00-000

Seized and taken into execution to be sold as the property of JUSTIN HENDRICKS in suit of OCWEN LOAN SERVICING, 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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS
NORTHAMPTON COUNTY,
PENNSYLVANIA
NO. 2017-CV-436

Ocwen Loan Servicing, LLC
v.

Justin D. Hendricks

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2017 - ED - 61

Commonwealth of Pennsylvania:
County of Northampton

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

429 Drinker Street, Bloomsburg, PA 17815

See full legal description attached

Amount due.....\$127,579.06

Interest from 11/23/2016 at the per
diem rate of \$5.13 until
judgment is paid in full.....\$ _____ and Costs

Total..... \$ _____ plus costs \$ _____.

Dated: June 1, 2017
(SEAL)

Barbara N. Juwett 188
Prothonotary, Common Pleas Court of
Northampton County, PA

By: Stephanie Adams
Deputy

Proth & Clerk of Sev. Courts
No. 2017-CV-436 by Com. Ex. 1st Monday in 2020

ALL THAT CERTAIN TRACT OR PARCEL OF GROUND situate in Hemlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:

BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley;

THENCE Easterly 120 feet along said North line of Drinker Street, to a stake;

THENCE Northerly 128 feet along Lot 19 to a stake;

THENCE Westerly 120 feet to a stake;

THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING.

WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815

BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

~~FILED
NOTARARY
JUL 28 1 P 12: 24
CLERK OF COURTS OFFICE
OF COLUMBIA, PA~~

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

Ocwen Loan Servicing, LLC

v.

Justin D. Hendricks
Defendant(s)

Civil Action: 2017-CV-436

2017 - ED - 61

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **429 Drinker Street, Bloomsburg, PA 17815.**

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

Justin D. Hendricks
429 Drinker Street,
Bloomsburg, PA 17815

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

Justin D. Hendricks
429 Drinker 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:

N/A

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV436

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 02, 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 TRACT OR PARCEL OF GROUND situate in Hemlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:

BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley; THENCE Easterly 120 feet along said North line of Drinker Street, to a stake; THENCE Northerly 128 feet along Lot 19 to a stake; THENCE westerly 120 feet to a stake; THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING.

WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815

BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

PROPERTY ADDRESS: 429 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-036-00-000

Seized and taken into execution to be sold as the property of JUSTIN HENDRICKS in suit of OCWEN LOAN SERVICING, 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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

FNB Bank, N.A.
P.O. Box 98
East Petersburg, PA 17520

FNB, N.A.
37 W. Main Street
Bloomsburg, PA 17815

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

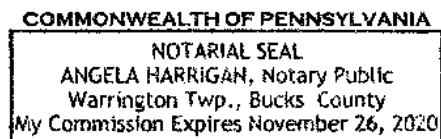
Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)
429 Drinker 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.

Date: May 25, 2017



STERN & EISENBERG, PC

BY:

☒ Jessica N. Manis, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
This 30th Day of May, 2017.

Notary Public

fax : 570-784-1425

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

6/2/17
@ 9.15
SJC

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: Cel

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GAREY BITTENBENDER

Primary Address: BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BITTENBENDER, GAREY

2017CV436

BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

fax : 570-784-1425

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVICING, LLC
vs.
HENDRICKS, JUSTIN

Case Number
2017CV436

SERVICE COVER SHEET

Service Details

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 41

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Send To

Name: GAREY BITTENBENDER

Primary Address: BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Served: Personally - Adult in Charge - Posted - Other

Adult in Charge:

Relation:

Date: **Time:**

Deputy: **Mileage:**

Attorney/Defendant

Name: STERN AND EISENBERG PC

Phone:

Witnesses

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempts

-
-
-
-
-
-

BITTENBENDER GAREY

2017CV436

BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

TX RESULT REPORT

NAME :
TEL :
DATE : JUN.02.2017 08:12

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3132	TX	001	5707844125	JUN.02	08:09	003	00h02min20s	ECM	OK

18-01A-036-00-000

REAL ESTATE OUTLINE

ED# 2017 ED 61DATE RECEIVED 6-1-2017
DOCKET AND INDEX 2017 CV 436

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> </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> </u>	<u>X</u>	CK# <u>49082</u>

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

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

IN THE COURT OF COMMON PLEAS
NORTHAMPTON COUNTY,
PENNSYLVANIA
NO. 2017-CV-436

Ocwen Loan Servicing, LLC
v.

Justin D. Hendricks

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:
County of Northampton

2017 - ED - 61

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

429 Drinker Street, Bloomsburg, PA 17815

See full legal description attached

Amount due.....\$127,579.06

Interest from 11/23/2016 at the per
diem rate of \$5.13 until
judgment is paid in full.....\$ _____ and Costs

Total.....\$ _____ plus costs \$ _____.

Dated: June 1, 2017
(SEAL)

Barbara W. Minetti 188
Prothonotary, Common Pleas Court of
Northampton County, PA

By: Stephen J. Stoye
Deputy

No. 2017-CV-436

Proth & Clerk of Sev. Courts
My Comm. Exp. 1st Monday in 2020

ALL THAT CERTAIN TRACT OR PARCEL OF GROUND situate in Hemlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:

BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley;

THENCE Easterly 120 feet along said North line of Drinker Street, to a stake;

THENCE Northerly 128 feet along Lot 19 to a stake;

THENCE Westerly 120 feet to a stake;

THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING.

WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815

BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Ocwen Loan Servicing, LLC
v.

Justin D. Hendricks
Defendant(s)

Civil Action: 2017-CV-436

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Justin D. Hendricks
429 Drinker Street
Bloomsburg, PA 17815

Your real estate at **429 Drinker Street, Bloomsburg, PA 17815** is scheduled to be sold at Sheriff's Sale on 8-2-17 at 9:00 am at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$127,579.06 obtained by U.S. Bank National Association, as Trustee 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 canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg PC, telephone (215) 572-8111.

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5. 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.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.

7. 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.

North Penn Legal Services
168 E. 5th Street
Berwick, PA 18603
1-570-784-8760

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PARCEL ID NO. 18-01A-036-00-000

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Ocwen Loan Servicing, LLC
v.

Justin D. Hendricks
Defendant(s)

Civil Action: 2017-CV-436

2017 - ED - 61

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **429 Drinker Street, Bloomsburg, PA 17815**.

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

Justin D. Hendricks
429 Drinker Street,
Bloomsburg, PA 17815

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

Justin D. Hendricks
429 Drinker 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:

N/A

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

FNB Bank, N.A.
P.O. Box 98
East Petersburg, PA 17520

FNB, N.A.
37 W. Main Street
Bloomsburg, PA 17815

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

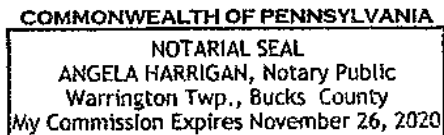
Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)
429 Drinker Street
Bloomsburg, PA 17815

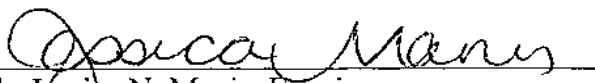
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: May 25, 2017

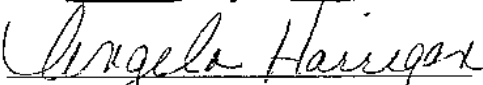


STERN & EISENBERG, PC

BY:


☒ Jessica N. Manis, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me
This 30th Day of May, 2017.


Notary Public

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
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To:
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Defendant(s)

Civil Action: 2017-CV-436

MORTGAGE FORECLOSURE

RE: PREMISES: 429 Drinker Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ at Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

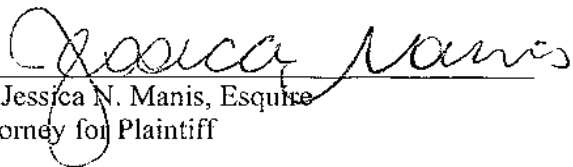
The sale is being conducted pursuant to the judgment in the amount of \$127,579.06 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

May 25, 2017

STERN & EISENBERG, PC

BY:


☐ Jessica N. Manis, Esquire
Attorney for Plaintiff

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WALVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Jessica Vano
Attorney for Plaintiff

Now _____ 20_____, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Jessica Vano
Attorney for Plaintiff

Document Receipt

Trans #	10686	Carrier / service:	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
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Ship to:

FNB BANK N A

P.O BOX 98

Tracking # 71901140006000105955

Doc Ref #: 2017ED61

Postage 5.2600

EAST PA 17520
PETERSBURG

Document Receipt

Trans #	10686	Carrier / service:	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
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Ship to:

FNB BANK N.A

P.O. BOX 98

Tracking #: 71901140006000105955

Doc Ref #: 2017ED61

Postage 5.2600

EAST PA 17520
PETERSBURG

Document Receipt

Trans #	10684	Carrier / service:	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000105931

Doc Ref #: 2017ED61

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10684	Carrier / service:	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000105931

Doc Ref #: 2017ED61

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10683	Carrier / service:	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000105924

Doc Ref #: 2017ED61

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	10683	Carrier / service	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000105924

Doc Ref #: 2017ED61

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	10682	Carrier / service:	USPS Server	First-Class Mail®	6/2/2017 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000105917			
		Doc Ref #: 2017ED61			
		Postage 5.2600			
HARRISBURG PA 17128					



Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street

Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

May 25, 2017

RE: Ocwen Loan Servicing, LLC v. Justin D. Hendricks
C.C.P. COLUMBIA CO. NO. 2017-CV-436

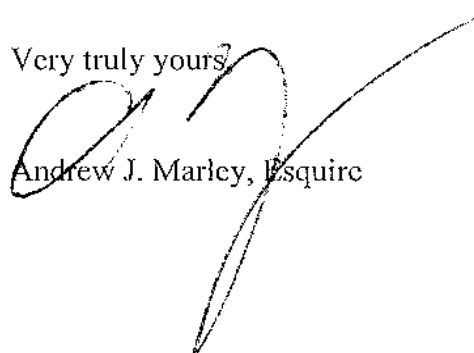
Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Justin D. Hendricks
429 Drinker Street
Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,


Andrew J. Marley, Esquire

AJM/kb
Enclosures

STERN & EISENBERG PC

ATTORNEYS AT LAW

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

49082

DATE

05/25/17

CHECK

\$1,350.00

AMOUNT

PAY

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

TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXX6803, Hendricks, Justin D.

AUTHORIZED SIGNATURE

⑈049082⑈ ⑆222370440⑆007901126255⑈



Security features. Details on back.