

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 217072	Invoice Date: 10/25/2017 10:22:51 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201708495	BENTON BORO
	Grantor - CHRISTIE, ARTHUR T		10/25/17 10:22:53 AM	
	Grantee - U S BANK			
	Consideration -	\$2,150.12		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$67.00		
	<b>PAYMENTS</b>			
	CHECK: 7972 - SHERIFF'S OFFICE	\$67.00		
	<b>TOTAL PAYMENTS</b>	\$67.00		
	<b>AMOUNT DUE</b>	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

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

NATIONSTAR MORTGAGE LLC      VS      ARTHUR & MARY ELLEN CHRISTIE

NO. 87-2017 ED

NO. 824-2015 JD

DATE/TIME OF SALE: OCTOBER 4, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)      \$ 2107.96

POUNDAGE - 2% OF BID      \$ 42.16

TRANSFER TAX - 2% OF FAIR MKT      \$ -

MISC. COSTS      \$ -

TOTAL AMOUNT NEEDED TO PURCHASE      \$ 2150.12

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE:      \$ 2150.12

LESS DEPOSIT:      \$ 1350.00

DOWN PAYMENT:      \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS      \$ 800.12

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
NATIONSTAR MORTGAGE LLC

vs.

**Defendant**  
ARTHUR CHRISTIE  
MARY ELLEN CHRISTIE  
OCCUPANTS CHRISTIE

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

**Sheriff's Sale Date:** Wednesday, October 4, 2017

**Writ of Execution No. :** 2015CV824

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 375 THIRD STREET, BENTON, PA 17814

## 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,215.96
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	\$165.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
<b>Total Sheriff Costs</b>	<b>\$2,040.96</b>

## Distribution Costs

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

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**Grand Total:** **\$2,107.96**

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 +

October 6, 2017  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Arthur T. Christie and Mary Ellen Christie  
Docket No.: 2015-CV-0000824-MF  
Property Address: 375 Third Street, Benton, PA 17814  
S&D File No.: 15-049418

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:  
U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust,  
Series 2016-CTT  
15480 Laguna Canyon Road  
Suite 100  
Irvine, California 92618

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 send cost sheet*

**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



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: SHAPIRO &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 10/4 /2017

Grantor(s)/Lessor(s)  
Columbia County SheriffTelephone Number:  
570-389-5622Grantee(s)/Lessee(s)  
U.S. Bank National Association, not in its  
individual capacity but solely as trustee for the  
RMAC Trust, Series 2016-CTTTelephone Number:  
949-341-2000 or  
888-462-0333

Mailing Address

35 West Main Street

Mailing Address

15480 Laguna Canyon Road, Suite 100

City

Bloomsburg

State

PA

Zip Code

17815

City

Irvine

State

California

Zip Code

92618

### C. REAL ESTATE LOCATION

Street Address

375 Third Street

City, Township, Borough

Benton Borough

County

Columbia

School District

Benton Area

Tax Parcel Number

02-01-060

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☒ Y ☐ N1. Actual Cash Consideration  
\$2,150.122. Other Consideration  
+ 0.003. Total Consideration  
= \$2,150.124. County Assessed Value  
\$21,848.005. Common Level Ratio Factor  
x 3.916. Computed Value  
= \$85,425.68

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed  
\$85,425.681b. 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 October 4, 2017 in satisfaction of judgment entered on Docket Number: 2015-CV-0000824-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  
October 6, 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

THE PRIVATE BANK  
CHICAGO, IL 60603  
2-648/710

15-049418, CHRIST  
IE, AR

No. 15001364

DATE: 10/12/17

\$ 800.12

PAY Eight Hundred and 12/100

VOID AFTER 90 DAYS

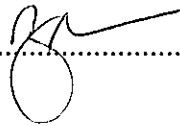
TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815




⑈ 15001364 ⑈ ⑆071006486⑆ 2458373⑈

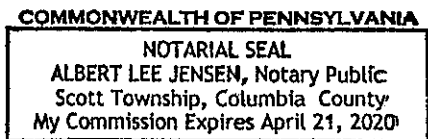
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 13, 20, 27, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 27 day of September 2017.

.....  
  
(Notary Public)



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

.....

## SHERIFF'S SALE COST SHEET

15-824

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>440.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1215.96</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1465.96</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID)

\$ 2107.96

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
ARTHUR CHRISTIE (et al.)

Case Number  
2015CV824

## SHERIFF'S RETURN OF SERVICE

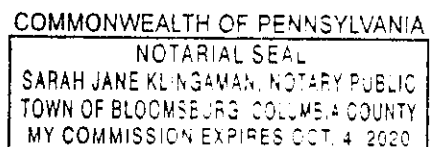
08/30/2017 02:23 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 375 THIRD STREET, BENTON, PA 17814.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

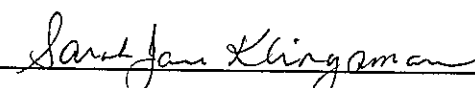
August 31, 2017



NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2017



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

(c) CountySuite Sheriff Telecourt, LLC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

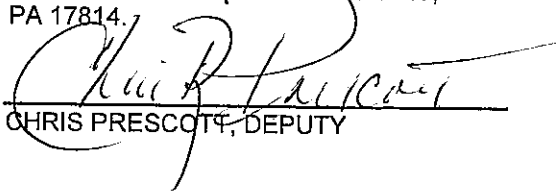


NATIONSTAR MORTGAGE LLC  
vs.  
ARTHUR CHRISTIE (et al.)

Case Number  
2015CV824

## SHERIFF'S RETURN OF SERVICE

07/18/2017 07:52 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: ARTHUR CHRISTIE AT 139 WALLER ROAD, BENTON, PA 17814.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

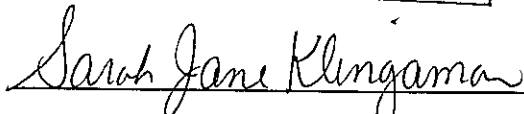
July 19, 2017

NOTARY

Affirmed and subscribed to before me this

19TH day of JULY, 2017

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



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

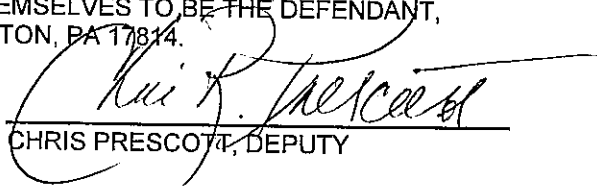


NATIONSTAR MORTGAGE LLC  
vs.  
ARTHUR CHRISTIE (et al.)


Case Number  
2015CV824

## SHERIFF'S RETURN OF SERVICE

07/18/2017 07:52 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: MARY ELLEN CHRISTIE AT 139 WALLER ROAD, BENTON, PA 17814.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

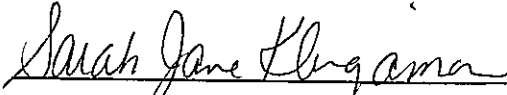
July 19, 2017

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

NOTARY

Affirmed and subscribed to before me this

19TH day of JULY, 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.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 375 THIRD STREET  
BENTON, PA 17814

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

8-30-17

**Time:**

14:23

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** SHAPIRO & DENARDO

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

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

(POSTING)

2015CV824

375 THIRD STREET, BENTON, PA 17814

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. TULIO +  
KATHERINE M. WOLF +

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

COPY

RE: U.S. Bank National Association, not in its individual capacity but solely as trustee  
for the RMAC Trust, Series 2016-CTT vs. Arthur T. Christie and Mary Ellen  
Christie  
Docket No.: 2015-CV-0000824-MF  
Property Address: 375 Third Street, Benton, PA 17814  
S&D File No.: 15-049418  
Sale Date: October 4, 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 # 15-049418  
Enclosures

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

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

REAL ESTATE TAX CERTIFICATION

Date: 08/23/2017

Fee: \$5.00

Cert. NO: 28269

CHRISTIE ARTHUR T & MARY ELLEN  
PO BOX 415  
375 THIRD ST  
BENTON PA 17814

District: BENTON BORO  
Deed: 20050 -4269  
Location: PO BOX 415  
Parcel Id:02 -01 -060-00,000

Assessment: 21,848  
Balances as of 08/23/2017

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.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KEVIN TANRIBILIR

Primary Address: 701 EAST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 8/3/17

Time: 8:58

Deputy: 6

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- Count Day Serve
- 
- 

TANRIBILIR, KEVIN

2015CV824

701 EAST FRONT STREET, BERWICK, PA 18603

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. 15-049418

Nationstar Mortgage LLC

PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2015-CV-0000824-MF

**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 **375 Third Street, Benton, PA 17814.**

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

Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

2. Name and address of Defendants in the judgment:

Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

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

Thomas J. Ropel, Jr.  
P.O. Box 473  
Benton, PA 17814

Thomas J. Ropel, Jr.  
c/o Kevin Tanribilir, Esquire  
701 East Front Street  
Berwick, PA 18603

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

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

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

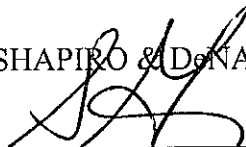
Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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

TENANT OR OCCUPANT  
375 Third Street  
Benton, PA 17814

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: 7/14/17

SHAPIRO & DENARDO, LLC  
BY:   
Samantha Gable, Esquire

15-049418

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 87

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

232 Hartman Hollow Rd.

### Serve To:

Name: THOMAS J ROPEL, JR

Primary Address: P.O. BOX 473  
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

deceased 34 days ago  
P.O. Box not registered to this person  
10-11-2015

### Attorney / Originator:

Name: SHAPIRO & DENARDO

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-20-17

Time: 11:00

Deputy: 3

Mileage:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

ROPEL JR, THOMAS J

2015CV824

P.O. BOX 473, BENTON, PA 17814

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. 15-049418

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-0000824-MF

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

TO: Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

Your house (real estate) at:

**375 Third Street, Benton, PA 17814**

02-01-060

is scheduled to be sold at Sheriff's Sale on Oct. 4 2017 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$93,190.07 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.**

15-049418

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST; THENCE ALONG EVERETT STREET SOUTH 56 DEGREES 35 MINUTES EAST 189 FEET TO A POST CORNER OF EVERETT STREET AND WARREN ALLEY; THENCE ALONG SAID ALLEY SOUTH 30 DEGREES 50 MINUTES WEST 8.6 FEET TO A POST; THENCE ALONG LAND NOW OR LATE OF MINNIE DELONG NORTH 55 DEGREES 20 MINUTES WEST 189.2 FEET TO A POST ON THIRD STREET; THENCE ALONG SAID STREET NORTH 33 DEGREES 50 MINUTES EAST 4.5 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN ALL ONE THOUSAND TWO HUNDRED SEVENTY-THREE (1,273) SQUARE FEET OF SURFACE, MORE OR LESS.

ALSO BOUNDED ON THE NORTH BY LOT NOW OR LATE OF JOHN G. MCHENRY, PURCHASED FROM THE ESTATE OF HIRAM EVERETT; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LINE OF LOT SOLD BY MARY WALTERS TO NOW OR LATE OF FRED WOOD; AND ON THE WEST BY THIRD STREET.

SAID LOT BEING 50 FEET WIDE FRONTING ON THIRD STREET AND 189 1/2 FEET DEEP.

EXCEPTING AND RESERVING OUT OF THE AFOREMENTIONED DESCRIPTION ALL THAT PIECE, PARCEL AND TRACT OF LAND SOLD BY LULU R. MCHENRY TO C.K. ALBERTSON, ET AL., BY DEED RECORDED IN COLUMBIA COUNTY DEED BOOK 116, PAGE 634,

Tax ID: 02-01-060

Being known for informational purposes only as 375 Third Street, Benton, PA 17814

BEING THE SAME PREMISES which Thomas J. Ropel, Jr., single, by Deed dated 4/27/2005 and recorded 4/28/2005 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200504269, granted and conveyed unto Arthur T. Christie and Mary Ellen Christie, husband and wife, as tenants by the entireties.

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



71901140006000109373

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

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. 15-049418

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-0000824-MF

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

TO: Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Your house (real estate) at:

**375 Third Street, Benton, PA 17814**

02-01-060

is scheduled to be sold at Sheriff's Sale on Oct. 4 2017 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$93,190.07 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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC

vs.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANTS CHRISTIE

Primary Address: 375 THIRD STREET  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 7-20-17

Time: 10:49

Deputy: 3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date: 7-18-17

Time: 7:26

Mileage:

Deputy: 5-8

### Service Attempt Notes:

1. Vacant Property.

2.

3.

4.

5.

6.

CHRISTIE, OCCUPANTS

2015CV824

375 THIRD STREET, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ARTHUR CHRISTIE

Primary Address: 139 WALLER ROAD  
BENTON, PA 17814

Phone:

DOB:

Alternate Address: 375 THIRD STREET  
BENTON, PA 17814

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 7-18/17

Time: 7:52

Deputy: 8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

CHRISTIE, ARTHUR

2015CV824

139 WALLER ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
ARTHUR CHRISTIE (et al.)

Case Number  
2015CV824

## SHERIFF'S RETURN OF SERVICE

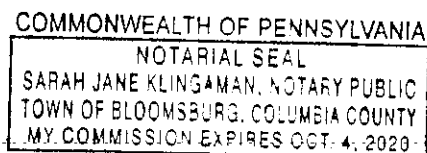
07/20/2017 11:00 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: THOMAS J ROPEL, JR AT P.O. BOX 473, BENTON, PA 17814. THE DEFENDANT WAS FOUND TO BE DECEASED.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 26, 2017



NOTARY

Affirmed and subscribed to before me this

26TH day of JULY, 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.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 87

Warrant:

### Notes:

SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MARY ELLEN CHRISTIE

Primary Address: 139 WALLER ROAD  
BENTON, PA 17814

Phone:

DOB:

Alternate Address: 375 THIRD STREET  
BENTON, PA 17814

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 7/18/17

Time: 7:52

Deputy: 8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

CHRISTIE, MARY ELLEN

2015CV824

139 WALLER ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Carolyn S. Remley

Primary Address: PO Box 270  
Benton, PA 17814

Phone: 570-925-2432 DOB:

Alternate Address: 347 HURLEY STREET  
P.O. BOX 270  
BENTON, PA 17814

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Carolyn Remley

Relation: Tax Collector

Date: 7-18-17 Time: 7:31

Deputy: 8 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:	Remley					
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

REMLEY, CAROLYN S.

2015CV824

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 07/19/17

Account:

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

Ad ID: 1111580  
Description: CHRISTIE SHERIFF SALE  
Run Dates: 09/13/17 to 09/27/17  
Class: 2  
Agate Lines: 222  
Blind Box:

**Total Ad Cost** \$1,215.96  
**Amount Paid** \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/13/17	09/27/17	3	\$1,215.96

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV824

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, OCTOBER 04, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST; THENCE ALONG EVERETT STREET SOUTH 56 DEGREES 35 MINUTES EAST 189 FEET TO A POST CORNER OF EVERETT STREET AND WARREN ALLEY; THENCE ALONG SAID ALLEY SOUTH 30 DEGREES 50 MINUTES WEST 8.6 FEET TO A POST; THENCE ALONG LAND NOW OR LATE OF MINNIE DELONG NORTH 55 DEGREES 20 MINUTES WEST 189.2 FEET TO A POST ON THIRD STREET; THENCE ALONG SAID STREET NORTH 33 DEGREES 50 MINUTES EAST 4.5 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL ONE THOUSAND TWO HUNDRED SEVENTY-THREE (1,273) SQUARE FEET OF SURFACE, MORE OR LESS, ALSO BOUNDED ON THE NORTH BY LOT NOW OR LATE OF JOHN G. MCHENRY, PURCHASED FROM THE ESTATE OF HIRAM EVERETT; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LINE OF LOT SOLD BY MARY WALTERS TO NOW OR LATE OF FRED WOOD; AND ON THE WEST BY THIRD STREET, SAID LOT BEING 50 FEET WIDE FRONTING ON THIRD STREET AND 189 1/2 FEET DEEP, EXCEPTING AND RESERVING OUT OF THE AFOREMENTIONED DESCRIPTION ALL THAT PIECE, PARCEL AND TRACT OF LAND SOLD BY LULU R. MCHENRY TO C.K. ALBERTSON, ET AL., BY DEED RECORDED IN COLUMBIA COUNTY DEED BOOK 116, PAGE 634.

Tax ID: 02-01-060

Being known for informational purposes only as 375 Third Street, Benton, PA 17814 BEING THE SAME PREMISES which Thomas J. Ropel, Jr., single, by Deed dated 4/27/2005 and recorded 4/28/2005 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200504269, granted and conveyed unto Arthur T. Christie and Mary Ellen Christie, husband and wife, as tenants by the entirety.

PROPERTY ADDRESS: 375 THIRD STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-060

Seized and taken into execution to be sold as the property of ARTHUR CHRISTIE, MARY ELLEN CHRISTIE, OCCUPANTS CHRISTIE 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 87

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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 Santore

Relation:

Clerk

Date:

7-18-17

Time:

3:16

Deputy:

5

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

2015CV824

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.  
CHRISTIE, ARTHUR (et al.)

Case Number  
2015CV824

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

87

Warrant:

### Notes:

SALE DATE & TIME: 10/04/2017 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:

Liz Whitnight

Relation:

Clerk

Date:

7-18-17

Time:

3:14

Deputy:

5

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

2015CV824

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV824

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, OCTOBER 04, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POST; THENCE ALONG EVERETT STREET SOUTH 56 DEGREES 35 MINUTES EAST 189 FEET TO A POST CORNER OF EVERETT STREET AND WARREN ALLEY; THENCE ALONG SAID ALLEY SOUTH 30 DEGREES 50 MINUTES WEST 8.6

FEET TO A POST; THENCE ALONG LAND NOW OR LATE OF MINNIE DELONG NORTH 55 DEGREES 20 MINUTES WEST 189.2 FEET TO A POST ON THIRD STREET; THENCE ALONG SAID STREET NORTH 33 DEGREES 50 MINUTES EAST 4.5 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN ALL ONE THOUSAND TWO HUNDRED SEVENTY-THREE (1,273) SQUARE FEET OF SURFACE, MORE OR LESS.

ALSO BOUNDED ON THE NORTH BY LOT NOW OR LATE OF JOHN G. MCHENRY, PURCHASED FROM THE ESTATE OF HIRAM EVERETT; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LINE OF LOT SOLD BY MARY WALTERS TO NOW OR LATE OF FRED WOOD; AND ON THE WEST BY THIRD STREET.

SAID LOT BEING 50 FEET WIDE FRONTING ON THIRD STREET AND 189 1/2 FEET DEEP.

EXCEPTING AND RESERVING OUT OF THE AFOREMENTIONED DESCRIPTION ALL THAT PIECE, PARCEL AND TRACT OF LAND SOLD BY LULU R. MCHENRY TO C.K. ALBERTSON, ET AL., BY DEED RECORDED IN COLUMBIA COUNTY DEED BOOK 116, PAGE 634,

Tax ID: 02-01-060

Being known for informational purposes only as 375 Third Street, Benton, PA 17814

BEING THE SAME PREMISES which Thomas J. Ropel, Jr., single, by Deed dated 4/27/2005 and recorded 4/28/2005 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200504269, granted and conveyed unto Arthur T. Christie and Mary Ellen Christie, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 375 THIRD STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-060

Seized and taken into execution to be sold as the property of ARTHUR CHRISTIE, MARY ELLEN CHRISTIE, OCCUPANTS CHRISTIE 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: 2015-CV-0000824-MF

2017-ED-87

VS.

Arthur T. Christie and Mary Ellen Christie  
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:

375 Third Street, Benton, PA 17814

See attached legal

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

Amount Due

\$93,190.07

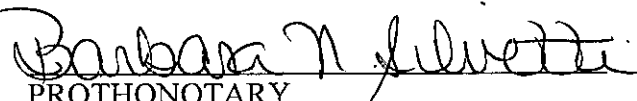
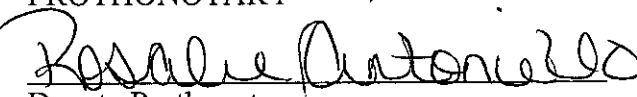
Interest from October 1, 2015 to

Costs to be Added

Seal of Court

Date:

July 17, 2017

  
PROTHONOTARY  
  
Deputy Prothonotary

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

**No: 2015-CV-0000824-MF**

Nationstar Mortgage LLC

**vs.**

Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814



---

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

No: 2015-CV-0000824-MF

IN THE COURT OF COMMON PLEAS  
OF  
COLUMBIA COUNTY

---

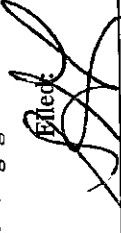
Nationstar Mortgage LLC, Plaintiff

VS

Arthur T. Christie, Defendant  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie, Defendant  
139 Waller Road  
Benton, PA 17814

PRAECIPE FOR WRIT OF  
EXECUTION  
{Mortgage Foreclosure}



---

Samantha Gable, Esquire  
Plaintiff's Attorney

375 Third St. Benton

02-01-060

REAL ESTATE OUTLINE

ED # 2017 ED87

DATE RECEIVED 7-17-17  
DOCKET AND INDEX 2015 CV 824

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>14065420</u>

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

SALE DATE Oct 4, 17 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
BRADLEY J. OSBORNE, PA I.D. NO. 312169  
LESLIE J. RASE, PA I.D. NO. 58365  
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. 15-049418

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

VS.

Arthur T. Christie

and

Mary Ellen Christie

DEFENDANT(S)

STATE OF: Pennsylvania

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2015-CV-824


COUNTY OF: Montgomery

**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 Arthur T. Christie; Mary Ellen Christie are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. App. §521.

SHAPIRO & DeNARDO, LLC

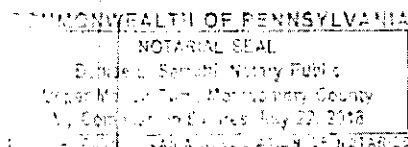
Date: 9/29/15

BY:   
Attorneys for Plaintiff

**LESLIE J. RASE, ESQUIRE**

Sworn to and subscribed  
before me this 29 day  
of September, 2015.

  
Notary Public



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 15-049418

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-824

**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:

Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

SHAPIRO & DeNARDO, LLC

Date: 9/29/15

BY: 

**LESLIE J. RASE, ESQUIRE**  
Attorneys for Plaintiff

15-049418

# **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. Arthur T. Christie and Mary Ellen Christie  
Docket No.: 2015-CV-0000824-MF  
Property Address: 375 Third Street, Benton, PA 17814  
S&D File No.: 15-049418

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**

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

RE: Nationstar Mortgage LLC vs. Arthur T. Christie and Mary Ellen Christie  
Docket No.: 2015-CV-0000824-MF  
Property Address: 375 Third Street, Benton, PA 17814  
S&D File No.: 15-049418

Sir/Madam:

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

Arthur T. Christie, 139 Waller Road, Benton, PA 17814  
Mary Ellen Christie, 139 Waller Road, Benton, PA 17814

Please POST the Handbill upon the following address provided:

375 Third Street, Benton, PA 17814

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you 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

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. 15-049418

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-0000824-MF

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

TO: Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

Your house (real estate) at:

**375 Third Street, Benton, PA 17814**

02-01-060

is scheduled to be sold at Sheriff's Sale on Oct. 4 2017 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 to enforce the court judgment of \$93,190.07 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.**

15-049418

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL ONE THOUSAND TWO HUNDRED SEVENTY-THREE (1,273) SQUARE FEET OF SURFACE, MORE OR LESS.

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Tax ID: 02-01-060

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SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
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KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-049418

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-824

**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:

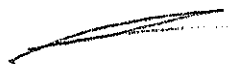
Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

SHAPIRO & DeNARDO, LLC

Date: 9/29/15

BY: \_\_\_\_\_

  
**LESLIE J. RASE, ESQUIRE**

Attorneys for Plaintiff

15-049418

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
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Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-0000824-MF

**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: 7/14/17

SHAPIRO & DeNARDO, LLC

BY: 

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

VS.

Arthur T. Christie  
and

Mary Ellen Christie  
DEFENDANT(S)

STATE OF: Pennsylvania

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2015-CV-824

COUNTY OF: Montgomery

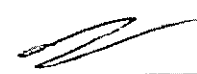
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SHAPIRO & DeNARDO, LLC

Date: 9/29/15

BY:

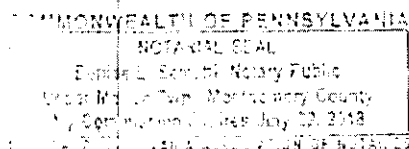
  
Attorneys for Plaintiff

**LESLIE J. RASE, ESQUIRE**

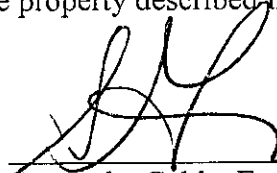
Sworn to and subscribed  
before me this 29 day  
of September, 2015.



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.

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

Samantha Gable, Esquire, Attorney for Plaintiff

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. 15-049418

Nationstar Mortgage LLC  
PLAINTIFF

VS.

Arthur T. Christie and Mary Ellen Christie  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2015-CV-0000824-MF

**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 **375 Third Street, Benton, PA 17814.**

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

Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

2. Name and address of Defendants in the judgment:

Arthur T. Christie  
139 Waller Road  
Benton, PA 17814

Mary Ellen Christie  
139 Waller Road  
Benton, PA 17814

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

Thomas J. Ropel, Jr.  
P.O. Box 473  
Benton, PA 17814

Thomas J. Ropel, Jr.  
c/o Kevin Tanribilir, Esquire  
701 East Front Street  
Berwick, PA 18603

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

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

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

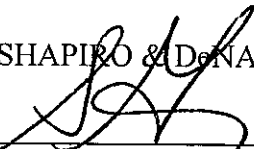
Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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

TENANT OR OCCUPANT  
375 Third Street  
Benton, PA 17814

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: 7/14/17

SHAPIRO & DeNARDO, LLC  
BY:   
Samantha Gable, Esquire

15-049418

Document Receipt

Trans #	11076	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:		71901140006000109359	
		Doc Ref #:		2017ED87	
		Postage		5.2600	
HARRISBURG PA 17128					

Document Receipt

Trans #	11076	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230					
		Tracking #:	71901140006000109359		
		Doc Ref #:	2017ED87		
		Postage	5.2600		
HARRISBURG PA 17128					

## Document Receipt

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Trans #	11077	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000109366

Doc Ref #: 2017ED87

Postage 5.2600

HARRISBURG PA 17105

## Document Receipt

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Trans #	11078	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000109373

Doc Ref #: 2017ED87

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	11078	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000109373

Doc Ref #: 2017ED87

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	11079	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000109380

Doc Ref #: 2017ED87

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	11079	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

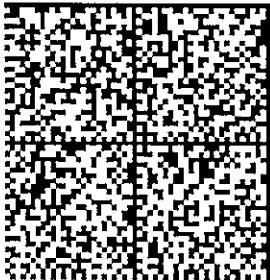
600 ARCH STREET ROOM 3259

Tracking #: 71901140006000109380

Doc Ref #: 2017ED87

Postage 5.2600

PHILADELPHIA PA 19106



Shapiro & Denardo, LLC

VENDOR NO: PA-COL-SHE NAME: SHERIFF OF COLUMBIA COUNTY

hashby

CHECK DATE: 7/14/2017

14065420

REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
PA019803414	7/14/2017	1,350.00	0.00	1,350.00
TOTAL >		1,350.00	0.00	1,350.00

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

15-049418, CHRIS  
TIE, AR

No. 14065420

DATE: 07/14/17

\$ 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

11 14065420 11 0710017371 69385258 11