

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Cory Mackanich FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: July 31, 2018

RE: Neyhard CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$529.00.

8-15-18 emailed to

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

PROPERTY ADDRESS  
280 WEST 11TH STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
02/27/2018	Advance Fee	Advance Fee	15005923	\$0.00	\$1,350.00
02/27/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/27/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/27/2018	Crying Sale			\$10.00	\$0.00
02/27/2018	Docketing			\$15.00	\$0.00
02/27/2018	Levy			\$15.00	\$0.00
02/27/2018	Mailing Costs			\$42.00	\$0.00
02/27/2018	Posting Handbill			\$15.00	\$0.00
02/27/2018	Press Enterprise Inc.			\$1,110.00	\$0.00
02/27/2018	Sheriff Automation Fund			\$50.00	\$0.00
02/27/2018	Web Posting			\$100.00	\$0.00
04/03/2018	Continued or Cancelled Sale	Postponed to: 7/25/2018		\$10.00	\$0.00
06/29/2018	Continued or Cancelled Sale	Postponed to: 8/8/2018		\$10.00	\$0.00
07/31/2018	Service			\$255.00	\$0.00
07/31/2018	Service Mileage			\$6.00	\$0.00
07/31/2018	Copies			\$8.50	\$0.00
07/31/2018	Notary Fee			\$15.00	\$0.00
07/31/2018	Surcharge			\$180.00	\$0.00
07/31/2018	Tax Claim Search			\$5.00	\$0.00
				\$1,879.00	\$1,350.00
<b>TOTAL BALANCE:</b>				<b>\$(529.00)</b>	

# TX Result Report

P 1  
07/31/2018 12:45  
Serial No. A6VF011029028  
TC:00026270

Addressee	Start Time	Time	Prints	Result	Note
916102789980	07-31 12:43	00:01:21	002/002	OK	ORG

**Result** OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

**Note** TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Foode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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**TO:** Cory Mackanich **FROM:** Sheriff Timothy Chamberlain  
**FAX:** **PAGES:** 2  
**PHONE:** **DATE:** July 31, 2018  
**RE:** Neyhard **CC:**  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$529.00.

**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 +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

Office of the Sheriff of Columbia County  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402  
Sale Date: August 8, 2018

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for August 8, 2018 in the above-referenced matter. Plaintiff has realized no monies

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

Very truly yours,

Cory Mackanich  
Foreclosure Department

cc: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased  
280 W.11th Street  
Bloomsburg, PA 17815

NEW JERSEY OFFICE: 14000 Commerce Parkway, Suite B, Mount Laurel, NJ 08054

Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased  
57 Water Street  
Keene, NH 03431

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
23610 Arlington Avenue, Apt. 9  
Torrance, CA 90501

Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a  
Marion Jane Neyhard, deceased  
418 Drinker Street  
Bloomsburg, PA 17815

Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased  
64 Grant Court  
Norwich, CT 06360

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
280 W. 11th Street  
Bloomsburg, PA 17815

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**PA Attorneys**

KRISTEND. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

Office of the Sheriff of Columbia County  
Attn: Real Estate Deputy

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402  
Sale Date: July 25, 2018

Dear Sir or Madam:

Kindly continue the above-referenced sale until August 8, 2018.

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

Very truly yours,

Cory Mackanich  
Legal Assistant

cc: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased  
280 W.11th Street  
Bloomsburg, PA 17815

Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased  
57 Water Street  
Keene, NH 03431

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
23610 Arlington Avenue, Apt. 9  
Torrance, CA 90501

Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a  
Marion Jane Neyhard, deceased  
418 Drinker Street  
Bloomsburg, PA 17815

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Neyhard, deceased  
64 Grant Court  
Norwich, CT 06360

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
280 W. 11th Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
STEPHANIE A. WALCZAK, PA I.D. NO. 320431  
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. 17-057402

**COPY**

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion  
J. Neyhard a/k/a Marion Jane Neyhard,  
deceased; Lynn Major, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased; Lisa White, Known Heir  
of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased; Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard,  
deceased; and Donald E. Neyhard, II, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2017-CV-0001194-MF

**AFFIDAVIT OF SERVICE**

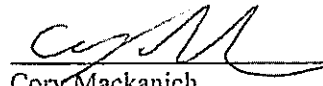
I, Cory Mackanich, the undersigned, being duly sworn according to law, hereby depose and say that on the 28<sup>th</sup> day of March, 2018, pursuant to the Order of Court, attached as Exhibit "A," I served a true and correct copy of Notice of Sale in the above-captioned matter to the Defendant(s) listed below at the address provided by publication in a legal publication designated by the court for the publication of



legal notices and in one newspaper of general circulation within Columbia County. Proof of said publications are attached as Exhibit "B."

SHAPIRO & DeNARDO, LLC

BY:

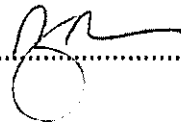
A handwritten signature in black ink, appearing to read 'Cory Mackanich', is written over a horizontal line.

Cory Mackanich,  
Legal Assistant to  
Attorney for Plaintiff

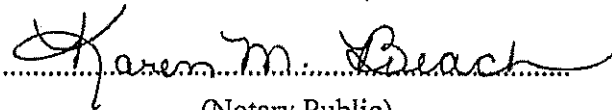
I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this Affidavit of Service is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

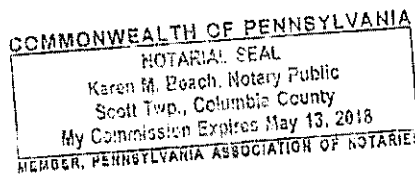
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 March 28, 2018 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 28<sup>th</sup> day of March 2018.

.....  
(Notary Public)

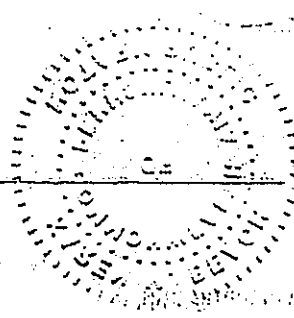


And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

1. The first of these is the fact that the Commission has not yet received any information from the Government of the United States regarding the results of its investigation of the activities of the American Friends Service Committee in the Philippines. It is therefore requested that the Commission be kept advised of any developments in this regard.

March 11, 1913



RECEIVED  
JAN 10 1964  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C.

1. The first of these is the fact that the "new" social movements are not necessarily new in the sense of being recent. Many of them have roots in the past, and some have been around for a long time. For example, the environmental movement has been around since the 1960s, and the women's movement has been around since the 1920s. The gay and lesbian movement has been around since the 1950s. The peace movement has been around since the 1940s. The anti-nuclear movement has been around since the 1950s. The anti-apartheid movement has been around since the 1940s. The anti-apartheid movement has been around since the 1940s. The anti-apartheid movement has been around since the 1940s.

In The Court of Common Pleas  
Of Columbia County, Pennsylvania  
Civil Action Law

No. 2017-CV-0001194-MF

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Laurel Neyhard a/k/a Laurel Garber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Defendants.

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Defendant(s), whose last known address is 280 W. 11th Street, Bloomsburg, PA 17815. Your house (real estate) at 280 W. 11th Street, Bloomsburg, PA 17815, 05W02-17705000, is scheduled to be sold at Sheriff's Sale on 5/2/18, at 9:00 AM, at Columbia County Sheriff's Office, 35 W. Main St. Bloomsburg, PA 17185, to enforce the court judgment of \$102,644.20, obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper (the mortgagee) 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 d/b/a Mr. Cooper 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 below 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** - 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 670.389.5622. 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 E. 5th St. Bloomsburg, PA 17815, 670.784.8760. **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.**

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff.  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

STATE OF PENNSYLVANIA  
COUNTY OF NORTHUMBERLAND SS: 20-5787549

Personally appeared before me, the subscriber,  
L.F.Machesic, Controller  
of the DAILY ITEM PUBLISHING CO., publishers of THE DAILY ITEM, a  
newspaper of general circulation in Union, Northumberland, Snyder and  
Montour Counties, the paper in which publication has been directed, who  
being duly sworn according to law, doth depose and say that said  
newspaper was established April 15, 1970, and has its place of business  
at Second & Market Sts., in the city of Sunbury, County of  
Northumberland, and Commonwealth of Pennsylvania, and that, the  
Notice, of which the attached is a copy was published in THE DAILY  
ITEM in the City of Sunbury, County of Northumberland and State of  
Pennsylvania on the

28th day of March 2018

that affiant is not interested in the subject matter of the foregoing notice  
of advertising, and avers that all of the allegations of the statement as to  
the time, place and character of the publication are true.

L.F. Machesic

Sworn to and subscribed before me  
This 28th day of March A.D. 2018

Diane M. Weir

NOTARIAL SEAL  
Diane M. Weir  
Sunbury, Northumberland County, PA  
My Commission Expires May 5, 2019

## **NOTICE**

### **In The Court of Common Pleas Of Columbia County, Pennsylvania Civil Action-Law**

**No. 2017-CV-0001194-MF**

#### **Notice of Action in Mortgage Foreclosure**

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased,

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Defendants

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, Defendant(s), whose last known address is 280 W. 11th Street, Bloomsburg, PA 17815.

Your house (real estate) at: 280 W. 11th Street, Bloomsburg, PA 17815, 05W02-17705000, is scheduled to be sold at Sheriff's Sale on 5/2/18, at 9:00 AM, at Columbia County Sheriff's Office, 35 W. Main St., Bloomsburg, PA 17185, to enforce the court judgment of \$102,544.20, obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper (the mortgagee) 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 d/b/a Mr. Cooper 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 below 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** - 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 pro-

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  
STEPHANIE A. WALCZAK, PA I.D. NO. 320431  
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. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion  
J. Neyhard a/k/a Marion Jane Neyhard,  
deceased and Lynn Major, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Lisa White, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard,  
deceased and Donald E. Neyhard, II, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

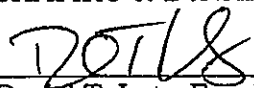
NO:2017-CV-0001194-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC  
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the  
Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the  
Appellate and Trial Courts that require filing confidential information and documents differently  
than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Daniel T. Lutz, Esquire

# **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 +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

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

**COPY**

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402  
Sheriff's Sale: July 25, 2018

Dear Sir/Madam:

Enclosed please find a verification of service by certified and regular mail. Please file this verification.

If you have any further questions, please do not hesitate to contact me.

Sincerely,  
Cory Mackanich  
Legal Assistant

Enclosures

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



# Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815  
Phone: 570.784.5422  
Fax: 570.784.1518

June 7, 2018

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

RE: Donald E. & Marion J. NEYHARD  
280 W. Eleventh Street  
Bloomsburg PA 17815

DOCKET NO. 2017-CV-0001194-MF

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 07/25/18. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$403.36.

If you require any further information, please contact me at 570-784-5422, 2 or [amyseamans@bloomsburgpa.org](mailto:amyseamans@bloomsburgpa.org).

Sincerely,



Amy Seamans  
Billing and Collections Coordinator

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1194

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

**WEDNESDAY, MAY 02, 2018**  
**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 parcel of ground situate in the Township of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, as more fully described in Deed Book 218, page 173, being known and designated as Lot No. 18 and the Western 1/2 of Lot No. 19 and the Eastern 15.95 feet of Lot No. 17 in Block F of the revised Plan of Waller's Additions to the Township of Bloomsburg, being more particularly described as a metes and bounds property.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 280 W. 11th Street, Bloomsburg, PA 17815

BEING Parcel # 05W02-17705000

BENG THE SAME PREMISES which Donald E. Neyhard and Marion J. Neyhard a/k/a Marian J. Neyhard by Deed dated December 18, 2004 and recorded April 29, 2005, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Donald E. Neyhard and Marion J. Neyhard, husband and wife, in fee. AND THE SAID Donald E. Neyhard has since departed this life on March 20, 2015. AND THE SAID Marian J. Neyhard has since departed this life on June 28, 2017, thereby vesting title unto Lynn Major, Lisa White, Laurel Neyhard a/k/a Laurel Gerber, Donald E. Neyhard, II, and Unknown Heirs, Successors, or Assigns.

PROPERTY ADDRESS: 280 WEST 11TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05-W02-1777050000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF MARION NEYHARD, LYNN MAJOR, LISA WHITE, LAUREL NEYHARD, DONALD NEYHARD, II, LAUREL NEYHARD/ GERBER in suit of NATIONSTAR MORTGAGE LLC.

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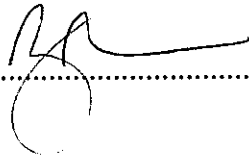
**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is 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

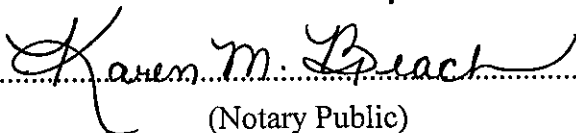
**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

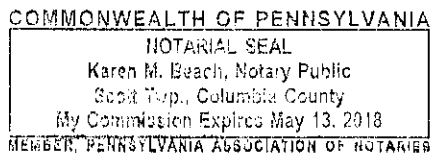
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                    } So

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice April 11, 18, 25, 2018 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 25<sup>th</sup> day of April 2018.

.....  
  
(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.

.....

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

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King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

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DAVID S. KREISMAN \*\*  
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+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and Texas  
+++ Licensed in Illinois and Florida

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## **PA Attorneys**

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

# **COPY**

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

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased. Kindly file same and return a time-stamped copy in the envelope provided.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

Cory Mackanich  
Legal Assistant

Enclosures

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

Court of Common Pleas  
Pennsylvania  
Oklahoma County



\*198521\*

AFFIDAVIT OF SERVICE

Index no : 2017-CV-0001194-MF

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff(s),

vs.

Unknown Heirs, et al

Defendant(s).

STATE OF CONNECTICUT

ss: East Hartford

HARTFORD COUNTY

Laura Beckham, the undersigned, being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of Connecticut.

On 03/20/2018 at 3:15 PM, I served the within Notice of Sheriff Sale on Donald E. Neyhard, II, Known Heit of Marion J. Neyhard a/k/a Marion Jane Neyhard, Deceased at 64 Grant Court, Norwich, CT 06360 in the manner indicated below:

INDIVIDUAL: By delivering a true copy of each to said recipient personally; deponent knew the person to be the person described as said person therein.

A description of the Recipient, or other person served on behalf of the Recipient is as follows:

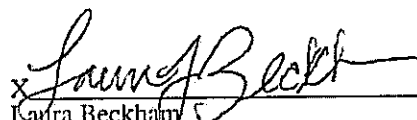
Sex	Color of skin/race	Color of hair	Age	Height	Weight
Male	Caucasian	White	60	5'10"	200
Other Features:					

Your deponent asked the person spoken to whether the Recipient was in the active military service and received a negative reply. Upon information and belief I have; being based on the conversations and observations above narrated, Recipient is not in the military service.

Sworn to and subscribed before me on  
March 26, 2018  
by an affiant who is personally known to  
me or produced identification.

  
NOTARY PUBLIC  
My Commission Expires: 03/31/2018

AMY J. CHANTRY  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

x   
Laura Beckham  
B & R Services  
235 S. 13th Street  
Philadelphia, PA 19107  
800-503-7400  
Atty File#:

1-2

THE UNITED STATES OF AMERICA  
DEPARTMENT OF THE ARMY  
OFFICE OF THE ADJUTANT GENERAL  
WASHINGTON, D. C. 20315

OFFICE OF THE ADJUTANT GENERAL  
WASHINGTON, D. C. 20315

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ADJUTANT GENERAL

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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  
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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. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased; Lynn Major,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; Lisa White, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased; Laurel Neyhard a/k/a Laurel Gerber,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; and Donald E. Neyhard, II,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

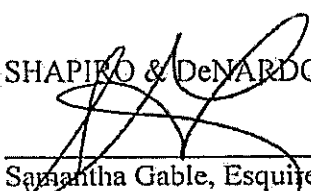
NO:2017-CV-0001194-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC  
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Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the  
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than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-057402

**COPY**

Nationstar Mortgage LLC d/b/a Mr. Cooper  
Nationstar Mortgage LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2017-CV-0001194-MF

VS.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased and Lynn  
Major, Known Heir of Marion J. Neyhard a/k/a  
Marion Jane Neyhard, deceased and Lisa White,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased and Donald  
E. Neyhard, II, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard, deceased  
DEFENDANT(S)

Notice of the Date of Continued Sheriff's sale

The Sheriff's Sale scheduled for May 2, 2018 at 9:00 AM in the above-captioned matter has been  
continued until July 25, 2018.

Date: 4/6/18

BY: 

SHAPIRO & DeNARDO, LLC

Attorneys for Plaintiff  
SAMANTHA GABLE, ESQUIRE



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
Nationstar Mortgage LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2017-CV-0001194-MF

VS.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased and Lynn  
Major, Known Heir of Marion J. Neyhard a/k/a  
Marion Jane Neyhard, deceased and Lisa White,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased and Donald  
E. Neyhard, II, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard, deceased  
DEFENDANT(S)

Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from May 2, 2018 to July 25, 2018.

Date: 4/6/18

BY: 

Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion  
J. Neyhard a/k/a Marion Jane Neyhard,  
deceased and Lynn Major, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Lisa White, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard,  
deceased and Donald E. Neyhard, II, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased

DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2017-CV-0001194-MF

**CERTIFICATE OF SERVICE**

I, Samantha Gable, Esquire, Attorney for the Plaintiff, hereby certify that I have served  
by first class mail, postage prepaid, true and correct copies of the attached papers upon the  
following person(s) or their attorney of record:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
280 W.11th Street  
Bloomsburg, PA 17815

Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
57 Water Street  
Keene, NH 03431

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
23610 Arlington Avenue, Apt. 9  
Torrance, CA 90501

Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased  
418 Drinker Street  
Bloomsburg, PA 17815

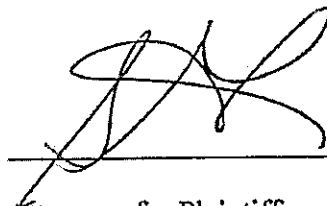
Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
64 Grant Court  
Norwich, CT 06360

SHAPIRO & DeNARDO, LLC

Date: \_\_\_\_\_

4/6/18

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

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

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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KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion  
J. Neyhard a/k/a Marion Jane Neyhard,  
deceased and Lynn Major, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Lisa White, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard,  
deceased and Donald E. Neyhard, II, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
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DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

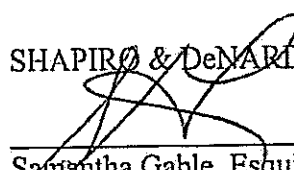
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**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC  
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the  
Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the  
Appellate and Trial Courts that require filing confidential information and documents differently  
than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire

**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**

KRISTEND. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

Office of the Sheriff of Columbia County  
Attn: Real Estate Deputy

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Phoebyann  
Elizabeth Marconi and Ronald E. Marconi  
Docket No.: 2017-CV-1464  
Property Address: 1988 State Route 254, Orangeville, PA 17859  
S&D File No.: 17-058073  
Sale Date: May 2, 2018

Dear Sir or Madam:

Kindly continue the above-referenced sale until July 25, 2018.

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

Very truly yours,

Cory Mackanich  
Legal Assistant

cc: Phoebyann Elizabeth Marconi  
1988 State Route 254  
Orangeville, PA 17859

Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SHERIFF'S RETURN OF SERVICE

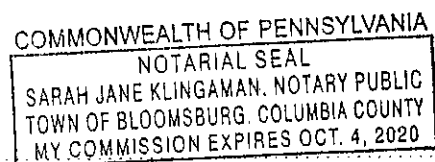
03/26/2018 03:10 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 280 WEST 11TH STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of MARCH, 2018



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



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RONALD MARCONI (et al.)

Case Number  
2017CV1464

## SHERIFF'S RETURN OF SERVICE

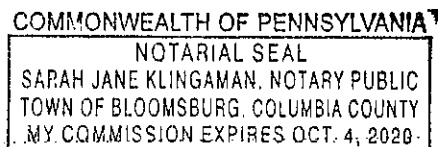
03/26/2018 02:53 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1988 STATE ROUTE 254, ORANGEVILLE, PA 17859.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of MARCH, 2018



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.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 280 WEST 11TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/26/18

Time:

1510

Deputy:

4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

(POSTING)

2017CV1194

280 WEST 11TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION



# **SHAPIRO & DeNARDO, LLC**

**ATTORNEYS AT LAW**  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

**3600 Horizon Drive, Suite 150**  
**King of Prussia, PA 19406**  
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**GERALD M. SHAPIRO +++**  
**DAVID S. KREISMAN \*\***  
**CHRISTOPHER A. DENARDO +**

+ Licensed in Pennsylvania and New Jersey  
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## **PA Attorneys**

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

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

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors,  
Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest  
from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn  
Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased;  
Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W. 11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402  
Sale Date: May 2, 2018

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 # 17-057402  
Enclosures

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

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
STEPHANIE A. WALCZAK, PA I.D. NO. 320431  
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. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased; Lynn Major,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; Lisa White, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased; Laurel Neyhard a/k/a Laurel Gerber,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; and Donald E. Neyhard, II,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:2017-CV-0001194-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA  
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions  
of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case  
Records of the Appellate and Trial Courts that require filing confidential information and  
documents differently than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
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KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion  
J. Neyhard a/k/a Marion Jane Neyhard,  
deceased and Lynn Major, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Lisa White, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard,  
deceased and Donald E. Neyhard, II, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased

DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2017-CV-0001194-MF

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

I, Sandra Marshall, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 2, 2018, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

SHAPIRO & DENARDO, LLC

Date: 3/15/18

By: Sandra Marshall

Sandra Marshall  
Legal Assistant



# Certificate of Mailing — Firm (Domestic)

Name and Address of Sender <b>Shapiro &amp; DeNardo, LLC</b> 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. of Pieces Listed by Sender 8	TOTAL NO. Of Pieces Received at Post Office 8	Affix Stamp Here Postmark with Date of	
USPS Tracking Number Firm-specific Identifier 17-057402 CM 5-2-2018		Postmaster, per (name of receiving employee) <i>Neelha More</i>		Postage MAR - 2018	
Address (Name, Street, City, State, and ZIP Code™) Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815 Tenant or Occupant 280 W. 11th Street Bloomsburg, PA 17815 PA Department of Revenue Bureau of Compliance c/o Lori Adams, Tax Account Collections Supervisor P.O. Box 281230 Harrisburg, PA 17128-1230 PA Dept. of Public Welfare- Bureau of Child Support Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105 Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax Division 1131 Strawberry Square, 6th Floor Harrisburg, PA 17128 Internal Revenue Service WM S. Moorehead Federal Bldg, Advisory 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222 Department of Public Welfare Estate Recovery Program PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105 Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance Dept. 280946 Harrisburg, PA 17128		Special Handling		Parcel Airlift	

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

REAL ESTATE TAX CERTIFICATION

Date: 03/14/2018

Fee: \$5.00

Cert. NO: 31791

NEYHARD DONALD E & MARION J  
280 WEST ELEVENTH STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20050 -4321  
Location: 280 W ELEVENTH STREET  
Parcel Id: 05W-02 -177-05,000

Assessment: 32,729  
Balances as of 03/14/2018

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

**COLUMBIA COUNTY SHERIFF**

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

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

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

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Managing Attorney - PA  
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SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

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

# **COPY**

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402

Enclosed please find an Affidavit of Service to be filed in the above-referenced action.

Upon filing, please forward to this office in the enclosed, self-addressed stamped envelope, a timed stamped copy of the document.

Should you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

SHAPIRO & DeNARDO, LLC

Cory Mackanich  
Legal Assistant

Enclosure



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 546-7400  
FAX: (215) 985-0169



Nationstar Mortgage LLC d/b/a Mr. Cooper

COURT

Court of Common Pleas of  
Pennsylvania  
Columbia County

-VS-

Unknown Heirs, Successors, And Assigns...Interest From or Under

CASE NUMBER 2017-CV-0001194-MF

•Marion J. Neyhard a/k/a Marion Jane Neyhard, Dec'd, et al

State of New Hampshire

# AFFIDAVIT

County of Cheshire

B&R Control # CS145359.01

Reference Number 17-057402

## SERVICE INFORMATION

On 3/2/2018, we received the

Notice of Sheriff Sale

For service upon: Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
At 57 Water Street, Keene, NH 03431

☒ Served Date 3/16/18 Time 4:30 pm Accepted By: Lynn Major

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is \_\_\_\_\_

☐ Adult in charge of residence who refused to give name and/or relationship. \_\_\_\_\_

☐ Manager/Clerk of place of residence lodging \_\_\_\_\_

☐ Agent or person in charge of office or usual place of business \_\_\_\_\_

☐ Other \_\_\_\_\_

Description of Person Age 50-55 Height 5'4" Weight 230 Race White Sex Female  
Other \_\_\_\_\_

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other \_\_\_\_\_

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff

*[Signature]*

Sworn to and subscribed before me this

19th day of March 2018

*[Signature]*  
Notary Public

Client Phone (610) 278-6800

Sale Date: 05/02/2018 Filed Date: \_\_\_\_\_ BR Serve By: 04/01/2018

Cibele Glazer  
Shapiro and DeNardo, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406



CHRISTINE M. SOGNO, Notary Public  
My Commission Expires May 4, 2021

ORIGINAL

RECEIVED  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE  
WASHINGTON, D.C. 20535

TO : DIRECTOR, FBI  
FROM : SAC, NEW YORK  
SUBJECT: [Illegible]

DATE: [Illegible]

RE: [Illegible]

RE: [Illegible]

[Large rectangular area containing faint, mostly illegible text and possibly a stamp or signature.]

RE: [Illegible]

[Illegible text]

[Several lines of faint, illegible text.]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

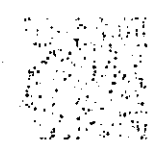
[Illegible text]

[Illegible text]

[Illegible text]



CHRISTINE M. SODINO, Public  
My Commission Expires May 4, 2021



[Illegible text]



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  
STEPHANIE A. WALCZAK, PA I.D. NO. 320431  
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. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased; Lynn Major,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; Lisa White, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased; Laurel Neyhard a/k/a Laurel Gerber,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; and Donald E. Neyhard, II,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:2017-CV-0001194-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC  
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Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the  
Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the  
Appellate and Trial Courts that require filing confidential information and documents differently  
than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Mary F. Ward
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816
<b>Phone:</b>	570-784-1581 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>
<b>Adult In Charge:</b>	UNDER DOOR
<b>Relation:</b>	
<b>Date:</b>	3/6/18
<b>Time:</b>	1023
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

WARD, MARY F.

2017CV1194

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BLOOMSBURG MUNICIPAL AUTHORITY
<b>Primary Address:</b>	301 E 2ND STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Amy SEANUELLIS
<b>Relation:</b>	Billings, Collections Corp
<b>Date:</b>	3/8/18
<b>Time:</b>	1007
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2017CV1194

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	14
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>served @ 418 Drinker St.</i>		

### Serve To:

Name:	LAUREL NEYHARD/ GERBER
Primary Address:	418 DRINKER STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	280 WEST 11TH STREET BLOOMSBURG, PA 17815
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	<i>Laurel Heyhard</i>
Relation:	<i>Def</i>
Date:	<i>2/27/18</i>
Time:	<i>1740</i>
Deputy:	<i>5219</i>
Mileage:	

### Attorney / Originator:

Name:	SHAPIRO & DENARDO
Phone:	

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

NEYHARD/ GERBER, LAUR 2017CV1194 418 DRINKER STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	UNKNOWN HEIRS OF MARION NEYHARD
<b>Primary Address:</b>	280 WEST 11TH STREET BLOOMSBURG, PA 17815 <i>Vacant</i>
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	
<b>Time:</b>	
<b>Deputy:</b>	
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>	2.27.18					
<b>Time:</b>	5:31p					
<b>Mileage:</b>						
<b>Deputy:</b>	5					

### Service Attempt Notes:

1. *Vacant · Deceased.*
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

UNKNOWN HEIRS OF MAR 2017CV1194 280 WEST 11TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; font-family: cursive; font-size: 1.5em;">Post N</div>		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	280 WEST 11TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	2.27.18
<b>Time:</b>	5:31
<b>Deputy:</b>	5
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

OCCUPANT

2017CV1194

280 WEST 11TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	SURREY EVANS		
<b>Relation:</b>	Clerk		
<b>Date:</b>	2/27/18	<b>Time:</b>	1355
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1194

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
UNKNOWN HEIRS OF MARION NEYHARD (et al.)

Case Number  
2017CV1194

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	EILEEN HESS
<b>Relation:</b>	CRUISE
<b>Date:</b>	2/29/18
<b>Time:</b>	1407
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1194 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1194

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

**WEDNESDAY, MAY 02, 2018**  
**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.

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ALL THAT CERTAIN parcel of ground situate in the Township of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, as more fully described in Deed Book 218, page 173, being known and designated as Lot No. 18 and the Western 1/2 of Lot No. 19 and the Eastern 15.95 feet of Lot No. 17 in Block F of the revised Plan of Waller's Additions to the Township of Bloomsburg, being more particularly described as a metes and bounds property.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 280 W. 11th Street, Bloomsburg, PA 17815

BEING Parcel # 05W02-17705000

BENG THE SAME PREMISES which Donald E. Neyhard and Marion J. Neyhard a/k/a Marian J. Neyhard by Deed dated December 18, 2004 and recorded April 29, 2005, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Donald E. Neyhard and Marion J. Neyhard, husband and wife, in fee. AND THE SAID Donald E. Neyhard has since departed this life on March 20, 2015. AND THE SAID Marian J. Neyhard has since departed this life on June 28, 2017, thereby vesting title unto Lynn Major, Lisa White, Laurel Neyhard a/k/a Laurel Gerber, Donald E. Neyhard, II, and Unknown Heirs, Successors, or Assigns.

PROPERTY ADDRESS: 280 WEST 11TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05-W02-1777050000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF MARION NEYHARD, LYNN MAJOR, LISA WHITE, LAUREL NEYHARD, DONALD NEYHARD, II, LAUREL NEYHARD/ GERBER in suit of NATIONSTAR MORTGAGE LLC.

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**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 d/b/a Mr. Cooper  
PLAINTIFF

No: 2017-CV-0001194-MF

2018-ED-14

VS.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased and Lynn  
Major, Known Heir of Marion J. Neyhard a/k/a  
Marion Jane Neyhard, deceased and Lisa White,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased and Donald E.  
Neyhard, II, Known Heir of Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased  
DEFENDANTS

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

280 W.11th Street, Bloomsburg, PA 17815

See attached legal

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

Amount Due

\$102,544.20

Interest from February 8, 2018 to

Costs to be Added

Seal of Court

Date: 02-23-18

Barbara R. Silvestri  
PROTHONOTARY  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020  
Deputy Prothonotary

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. 17-057402

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

VS. Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion  
J. Neyhard a/k/a Marion Jane Neyhard,  
deceased and Lynn Major, Known Heir of  
Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Lisa White, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased and Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard,  
deceased and Donald E. Neyhard, II, Known  
Heir of Marion J. Neyhard a/k/a Marion Jane  
Neyhard, deceased

DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2017-CV-0001194-MF

2018-ED-14

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 **280 W.11th Street, Bloomsburg, PA 17815.**

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

✕ Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard,  
deceased  
280 W.11th Street  
Bloomsburg, PA 17815

✕ Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
57 Water Street  
Keene, NH 03431

- ✓ Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
23610 Arlington Avenue, Apt. 9  
Torrance, CA 90501
- ✗ Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
418 Drinker Street  
Bloomsburg, PA 17815
- ✗ Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
64 Grant Court  
Norwich, CT 06360

2. Name and address of Defendants in the judgment:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
280 W.11th Street  
Bloomsburg, PA 17815

Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
57 Water Street  
Keene, NH 03431

Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
23610 Arlington Avenue, Apt. 9  
Torrance, CA 90501

Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
418 Drinker Street  
Bloomsburg, PA 17815

Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
64 Grant Court  
Norwich, CT 06360

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 d/b/a Mr. Cooper  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

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

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

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

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

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

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

PA Dept. of Public Welfare- Bureau of Child Support  
Health & Welfare Building  
P.O. Box 2675  
Harrisburg, PA 17105

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  
280 W.11th Street  
Bloomsburg, PA 17815

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

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

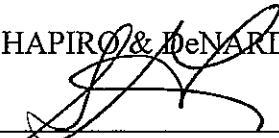
X Department of Public Welfare  
Estate Recovery Program  
PO Box 8486  
Willow Oak Bldg  
Harrisburg, PA 17105

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

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

SHAPIRO & DeNARDO, LLC

Date: 2-21-18

BY:   
Samantha Gable, Esquire

17-057402

Neyland

## REAL ESTATE OUTLINE

ED # 2018ED14

DATE RECEIVED 2/23/18  
 DOCKET AND INDEX 2017 CV 1194

## 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>15005923</u>

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

SALE DATE May 2, 18 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**

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

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

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402

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

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

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

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## PA Attorneys

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



# **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 d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased  
Docket No.: 2017-CV-0001194-MF  
Property Address: 280 W.11th Street, Bloomsburg, PA 17815  
S&D File No.: 17-057402

Sir/Madam:

Please POST the Notice of Sale per Court Order and POST the Handbill upon the following Defendants at the address provided:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, 280 W.11th Street, Bloomsburg, PA 17815

Please POST the Handbill upon the following address provided:

280 W.11th Street, Bloomsburg, PA 17815

Please be advised, we will be using a third party provider to serve the Notice of Sale upon Lynn Major, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Lisa White, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; Laurel Neyhard a/k/a Laurel Gerber, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased; and Donald E. Neyhard, II, Known Heir of Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased.

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

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

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

NO: 2017-CV-0001194-MF

VS.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased; Lynn  
Major, Known Heir of Marion J. Neyhard a/k/a  
Marion Jane Neyhard, deceased; Lisa White,  
Known Heir of Marion J. Neyhard a/k/a Marion  
Jane Neyhard, deceased; Laurel Neyhard a/k/a  
Laurel Gerber, Known Heir of Marion J. Neyhard  
a/k/a Marion Jane Neyhard, deceased; and Donald  
E. Neyhard, II, Known Heir of Marion J.  
Neyhard a/k/a Marion Jane Neyhard, deceased  
DEFENDANTS

FILED  
PROthonotary  
2017 NOV 16 A 10:11  
CLERK OF COURT  
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 15 day of November, 2017, upon consideration of

Plaintiff's Motion For Service Pursuant To Special Order Of Court and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure, Notice of Sale, and all subsequent pleadings that require personal service only, on Defendant, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marion J. Neyhard a/k/a Marion Jane Neyhard, deceased, shall be complete when Plaintiff or its counsel or agent has published a true and correct copy of the Complaint in Mortgage Foreclosure, Notice of Sale, or any subsequent pleadings in the legal publication designated by the Court for the publication of legal notices and in one newspaper of general circulation within Columbia County and the Sheriff has posted a true and correct copy of the Complaint in Mortgage Foreclosure, Notice of Sale and or any subsequent pleadings on the most public part of the mortgaged premises located at 280 W.11th Street, Bloomsburg, PA 17815.

BY THE COURT:

15/ Thomas A. James, Jr.  
J.

17-057402

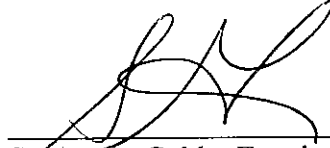
ALL THAT CERTAIN parcel of ground situate in the Township of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, as more fully described in Deed Book 218, page 173, being known and designated as Lot No. 18 and the Western ½ of Lot No. 19 and the Eastern 15.95 feet of Lot No. 17 in Block F of the revised Plan of Waller's Additions to the Township of Bloomsburg, being more particularly described as a metes and bounds property.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 280 W. 11th Street,  
Bloomsburg, PA 17815

BEING Parcel # 05W02-17705000

BEING THE SAME PREMISES which Donald E. Neyhard and Marion J. Neyhard a/k/a Marian J. Neyhard by Deed dated December 18, 2004 and recorded April 29, 2005, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Donald E. Neyhard and Marion J. Neyhard, husband and wife, in fee. AND THE SAID Donald E. Neyhard has since departed this life on March 20, 2015. AND THE SAID Marian J. Neyhard has since departed this life on June 28, 2017, thereby vesting title unto Lynn Major, Lisa White, Laurel Neyhard a/k/a Laurel Gerber, Donald E. Neyhard, II, and Unknown Heirs, Successors, or Assigns.

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



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Samantha Gable, Esquire, Attorney for Plaintiff

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



71901140006000123805

LYNN MAJOR  
57 WATER STREET

KEENE NH 03431

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



71901140006000123782

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	12561	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

DONALD NEYHARD II

64 GRANT COURT

Tracking #: 71901140006000123829

Doc Ref #: 2018ED14

Postage 5.4200

NORWICH CT 06360

## Document Receipt

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Trans #	12561	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

DONALD NEYHARD II

64 GRANT COURT

Tracking #: 71901140006000123829

Doc Ref #: 2018ED14

Postage 5.4200

NORWICH CT 06360



## Document Receipt

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Trans #	12560	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

LISA WHITE

23610 ARLINGTON AVENUE APT 9

Tracking #: 71901140006000123812

Doc Ref #: 2018ED14

Postage 5.4200

TORRANCE CA 90501

## Document Receipt

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Trans #	12560	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

LISA WHITE

23610 ARLINGTON AVENUE APT 9

Tracking #: 71901140006000123812

Doc Ref #: 2018ED14

Postage 5.4200

TORRANCE CA 90501

## Document Receipt

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Trans #	12559	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

LYNN MAJOR

57 WATER STREET

Tracking #: 71901140006000123805

Doc Ref #: 2018ED14

Postage 5.4200

KEENE NH 03431

## Document Receipt

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Trans #	12559	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

LYNN MAJOR

57 WATER STREET

Tracking #: 71901140006000123805

Doc Ref #: 2018ED14

Postage 5.4200

KEENE NH 03431

## Document Receipt

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Trans #	12558	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000123799

Doc Ref #: 2018ED14

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	12557	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123782

Doc Ref #: 2018ED14

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12556	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000123775

Doc Ref #: 2018ED14

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12556	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #:		71901140006000123775	
		Doc Ref #:		2018ED14	
		Postage		5.4200	
HARRISBURG PA 17105					



Document Receipt

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Trans #	12555	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000123768			
		Doc Ref #: 2018ED14			
		Postage 5.4200			
HARRISBURG PA 17128					

Document Receipt

Trans #	12555	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000123768			
		Doc Ref #: 2018ED14			
		Postage 5.4200			
HARRISBURG PA 17128					

Document Receipt

Trans #	12554	Carrier / service:	USPS Server	First-Class Mail®	2/27/2018 12:00:00 AM
Ship to:					
IRS		INTERNAL REVENUE OF JUSTICE			
1000 LIBERTY AVENUE		Tracking #:		71901140006000123751	
SUITE 220		Doc Ref #:		2018ED14	
		Postage		5.4200	
PITTSBURGH	PA	15222			

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

17-057402, NEYHA  
RD, DON  
CASE # 2017-CV-0001194-MF

No. 15005923


DATE: 02/21/18

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

VOID AFTER 90 DAYS

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



⑈ 15005923 ⑈ ⑆071006486⑆ 2458373⑈

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

17-057402,NEYHA  
RD, DON  
CASE # 2017-CV-0001194-MF

No. 15005923

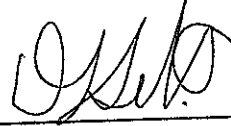
DATE: 02/21/18

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⑈ 15005923 ⑈ ⑆ 071006486⑆ 2458373 ⑈