

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
LARRY E REMPERY, SR
LARRY REMPERY, JR
RANDY REMPERY, SR
CHRISTOPHER REMPERY

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

Sheriff's Sale Date: Wednesday, January 29, 2020
Writ of Execution No. : 2019CV399
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,503.95
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs \$2,415.95

Municipal Costs

Sewer	\$726.78
Total Municipal Costs	\$726.78

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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

Location of the real estate: 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

Grand Total:

\$3,214.48

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

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

NATIONSTAR MORTGAGE LLC VS. LARRY REMPHREY

NO. 128-2019 ED

NO. 399-2019 JD

DATE/TIME OF SALE: JANUARY 29, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 3214.48

POUNDAGE - 2% OF BID \$ 64.29

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3278.77

PURCHASER(S):

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3278.77

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1928.77

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 237588
Customer:
SHERIFFS OFFICE

Invoice Date: 05/13/2020 2:59:18 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$73.75	202003268	BRIARCREEK BORO
	Grantor - REMIPHERY, LARRY E -SR		05/13/20 2:59:20 PM	
	Grantee - NATIONSTAR MORTGAGE LLC			
	Consideration - \$3,278.77			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$14.00		
	RECORDING FEES - RECORDER	\$14.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$73.75		
	PAYMENTS			
	CHECK: 8818 - SHERIFFS OFFICE	\$71.75		
	CHECK: 8820 - SHERIFFS OFFICE	\$2.00		
	TOTAL PAYMENTS	\$73.75		
	AMOUNT DUE	\$73.75		
	PAYMENT ON INVOICE	(\$73.75)		
	BALANCE DUE ON INVOICE	\$0.00		



Shapiro & DeNardo, LLC

Attorneys at Law

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

Serving New Jersey and Pennsylvania

Partners:

Gerald M. Shapiro (FL, IL)
David S. Kreisman (IL)

Managing Partner:

Christopher A. DeNardo (NJ, PA)

Lily Calkins (PA)

Michael J. Clark (NJ, PA)

Samantha Gable (NJ, PA)

Krystin M. Kane (NJ, NY, RI)

Michelle L. McGowan (NJ, PA)

Of Counsel:

Gary M. Kanellis (NJ, NY)

Managing Atty.

Kristen D. Little (NJ, PA)

Supervising Atty. NJ FCL

Kathleen M. Magoon (NJ)

Jeffrey Rappaport (NJ)

Leslie J. Rase (PA)

Morris A. Scott (NJ, PA)

Donna L. Skilton (NJ, PA)

Alison H. Tulio (NJ, PA)

Elizabeth L. Wassall (NJ, PA)

Charles G. Wohlrab (NJ, PA)

January 30, 2020

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 Larry E. Remphrey, Sr., deceased; Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased; Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased; and Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased
Docket No.: 2019-CV-399
Property Address: 7603 Columbia Boulevard, Berwick, PA 18603
S&D File No.: 19-061988

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:
Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd
Coppell, TX 75019

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

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

Thank you for your prompt attention to this matter.

Very truly yours,

Laura Connor
Paralegal

Enclosures

Additional Office Location:

14000 Commerce Parkway, Suite B, Mount Laurel, New Jersey 08054 | Tel: (856) 793-3080 | Fax: (856) 793-3084

www.LOGS.com/shapiro_denardo

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION****RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded

SECTION I**TRANSFER DATA**

Date of Acceptance of Document 1/29/2020

Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number 570-389-5622	Grantee(s)/Lessee(s) Nationstar Mortgage LLC d/b/a Mr. Cooper	Telephone Number 1-888-480-2432
Mailing Address 35 West Main Street		Mailing Address 8950 Cypress Waters Blvd	
City Bloomsburg	State PA	ZIP Code 17815	City Coppell
			State TX
			ZIP Code 75019

SECTION II**REAL ESTATE LOCATION**

Street Address 7603 Columbia Boulevard	City, Township, Borough Borough of Briar Creek
County Columbia	School District Berwick Area
	Tax Parcel Number 06 01A01100

SECTION III**VALUATION DATA**

Was transaction part of an assignment or relocation?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1. Actual Cash Consideration \$3,278.77	2. Other Consideration + 0.00	3. Total Consideration = \$3,278.77
4. County Assessed Value \$11,162.00	5. Common Level Ratio Factor 4.41	6. Computed Value 49,224.42

SECTION IV**EXEMPTION DATA – Refer to instructions for exemption status**

1a. Amount of Exemption Claimed 49,224.42	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or interstate succession.
- ☐ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Property transferred through a Mortgage Foreclosure in satisfaction of the judgment entered on Docket Number 2019-CV-399.

SECTION V**CORRESPONDENT INFORMATION – All inquiries may be directed to the following person:**

Name SHAPIRO & DeNARDO, LLC	Telephone Number (610) 278-6800
Mailing Address 3600 Horizon Drive, Suite 150	City King of Prussia
	State PA
	ZIP Code 19406
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete	
Signature of Correspondent or Responsible Party Laura Connor	Date January 30, 2020

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV399

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, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land, situated in Blyer Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Sharfer to Barwick at the corner of a line of land now or late of the said Wesley Sharfer, thence on the said now or late Sharfer line 180 feet to a corner, thence east parallel with the public road abutted and through land formerly of Joseph B. Hoyer 60 feet to a corner, thence on a line parallel with the line first above mentioned 180 feet to the public road of record, thence westwardly along said road 60 feet to the place of Beginning.
TAX PIN 06-01 A-011

FOR INFORMATIONAL PURPOSES ONLY: Being known as 7603 Columbia Boulevard, Berwick, PA 18603

BEING THE SAME PREMISES which Larry E. Remphrey, Sr. and Linda L. Remphrey, husband and wife, by Deed dated February 19, 2008 and recorded March 10, 2008 in the Office of the Recorder of Deeds in and for the County of Columbia, Pennsylvania as Instrument Number 200802138, granted and conveyed unto Larry E. Remphrey, Sr. in fee.

AND THE SAID Larry E. Remphrey, Sr. has since departed this life on April 11, 2019 where by title is vested in Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr. deceased, Randy Remphrey, known Heir of Larry E. Remphrey, Sr. deceased, Christopher Remphrey, known Heir of Larry E. Remphrey, Sr. deceased and any Unknown Heirs, Successors, or Assigns of Larry E. Remphrey, Sr. deceased.

PROPERTY ADDRESS: 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603
UN / TAX PARCEL NUMBER: 06-01 A-011

Sold and taken into execution to be sold as the property of LARRY E. REMPHREY, SR., LARRY REMPHREY, JR., RANDY REMPHREY, SR., CHRISTOPHER REMPHREY in suit of NATIONSTAR MORTGAGE LLC.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Ad Text: REMPHREY SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed before me
this 23 day of January 2020.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-061988

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 Larry E.
Remphrey, Sr., deceased; Larry Remphrey,
Jr., known Heir of Larry E. Remphrey, Sr.,
deceased; Randy Remphrey, Sr., known Heir
of Larry E. Remphrey, Sr., deceased; and
Christopher Remphrey, known Heir of Larry
E. Remphrey, Sr., deceased
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2019-CV-399

AFFIDAVIT OF SERVICE

I, Paul Boccuti, the undersigned, being duly sworn according to law, hereby depose and say that on the 27th day of November, 2019, pursuant to the Order of Court, attached as Exhibit "A," I served a true and correct copy of the 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."

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Larry E. Remphrey, Sr., deceased, 7603 Columbia Boulevard, Berwick, PA 18603

SHAPIRO & DeNARDO, LLC

BY: Paul Boccuti
Paul Boccuti,
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.

Exhibit “A”

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

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

NO: 2019-CV-399

VS.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or under Larry E.
Remphrey, Sr., deceased; Larry Remphrey,
Jr., known Heir of Larry E. Remphrey, Sr.,
deceased; Randy Remphrey, Sr., known Heir
of Larry E. Remphrey, Sr., deceased; and
Christopher Remphrey, known Heir of Larry
E. Remphrey, Sr., deceased
DEFENDANTS

FILED
PAUL HONORABLE
2019 AUG 14 A 3 33
CLERK OF COURT
COUNTY OF COLUMBIA

COPY

ORDER

AND NOW, this 13 day of August, 2019, 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
Amended 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 Larry E.
Remphrey, Sr., deceased, shall be complete when Plaintiff or its counsel or agent has published a
true and correct copy of the Amended 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 Amended Complaint in Mortgage Foreclosure,
Notice of Sale and or any subsequent pleadings on the most public part of the mortgaged
premises located at 7603 Columbia Boulevard, Berwick, PA 18603.

BY THE COURT:

13/ Thomas A James Jr.
J.

Exhibit “B”

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

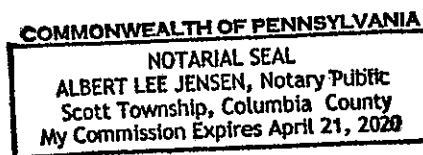
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice November 27, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

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

Sworn and subscribed to before me this 27.....day of November 2019.....

.....*Albert Lee Jensen*.....

(Notary Public)



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

.....

SHERIFF'S SALE

SHARON D. DUNCOAN

BY: CHRISTOPHER A. DeNARDO, PA ID. NO. 78447

KRISTEN D. LITTLE, PA ID. NO. 79992

KEVIN S. FRANKEL, PA ID. NO. 818323

MICHELLE L. MCGOWAN, PA ID. NO. 62414

LESLIE J. RASE, PA ID. NO. 68385

MORRIS A. SCOTT, PA ID. NO. 83587

ALISON H. TULLO, PA ID. NO. 87075

KATHERINE M. WOLF, PA ID. NO. 314307

3600 HORIZON DRIVE, SUITE 150

KING OF BRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

SGD FILE NO. 19-061988

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 Larry E. Remphrey, Sr., deceased and Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased and Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased and Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased

DEFENDANTS COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2019-CV-399

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 Larry E. Remphrey, Sr., deceased

7603 Columbia Boulevard

Berwick, PA 18803

Your house (real estate) at:

7603 Columbia Boulevard, Berwick, PA 18803

06-01A01100

is scheduled to be sold at Sheriff's Sale on January 29, 2020 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00AM to enforce the court judgment of \$54,339.13 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNERS 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 on page two of how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570-389-5622.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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 10 days after the Sheriff's 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.

You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Columbia County Lawyer Referral Service

North Penn Legal Services

168 East 5th Street

Bloomsburg, PA 17815

570-784-8760

PUASANT 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.

All that certain piece or parcel of land situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer thence on the said now or late Shaffer line 160 feet to a corner thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first above mentioned 160 feet to the public road aforesaid, thence westwardly along said road 50 feet to the place of beginning.

TAX PIN: 06-01A-011

FOR INFORMATIONAL PURPOSES ONLY: Being known as 7603 Columbia Boulevard, Berwick, PA 18803.

BEING THE SAME PREMISES which Larry E. Remphrey, Sr. and Linda L. Remphrey, husband and wife, by Deed dated February 19, 2008 and recorded March 10, 2008 in the Office of the Recorder of Deeds in and for the County of Columbia, Pennsylvania as Instrument Number 200802139, granted and conveyed unto Larry E. Remphrey, Sr. in fee.

AND THE SAID Larry E. Remphrey, Sr., has since departed this life on April 1, 2019 whereby title is vested in Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased; Randy Remphrey, known Heir of Larry E. Remphrey, Sr., deceased; Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased and any Unknown Heirs, Successors, or Assigns of Larry E. Remphrey, Sr., deceased.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-061988

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 Larry E.
Remphrey, Sr., deceased
and
Larry Remphrey, Jr., known Heir of Larry E.
Remphrey, Sr., deceased
and
Randy Remphrey, Sr., known Heir of Larry E.
Remphrey, Sr., deceased
and
Christopher Remphrey, known Heir of Larry E.
Remphrey, Sr., deceased
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

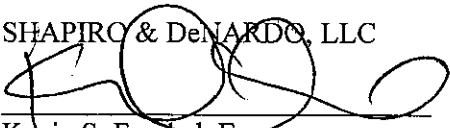
NO: 2019-CV-399

**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.

BY:

SHAPIRO & DeNARDO, LLC


Kevin S. Frankel, Esquire

SHERIFF'S SALE COST SHEET

19-399

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>487.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1503.95</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1753.95</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>726.78</u>	
WATER 20	\$	
TOTAL *****		\$ <u>726.78</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 3214.48

PARTNERS

GERALD M. SHAPIRO (FL, IL)
DAVID S. KREISMAN (IL)

MANAGING PARTNER

CHRISTOPHER A. DENARDO (NJ, PA)

LILY CALKINS (PA)

KEVIN S. FRANKEL (NJ, PA)

SAMANTHA GABLE (NJ, PA)

KRYSTIN M. KANE (NJ, NY, RI)

GARY M. KANELLIIS (NJ, NY) (Of Counsel)

MICHELLE L. MCGOWAN (NJ, PA)

Law Offices of
Shapiro & DeNardo, LLC
Offices located in New Jersey & Pennsylvania

MANAGING ATTY.

KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATTY. NJ FCL

KATHLEEN M. MAGOON (NJ)

JEFFREY RAPPAPORT (NJ)

LESLIE J. RASE (PA)

MORRIS A. SCOTT (NJ, PA)

DONNA L. SKILTON (NJ, PA)

ALISON H. TULIO (NJ, PA)

ELIZABETH L. WASSALL (NJ, PA)

CHARLES G. WOHLRAB (NJ, PA)

December 19, 2019

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 Larry E. Remphrey, Sr., deceased; Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased; Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased; and Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased
Docket No.: 2019-CV-399
Property Address: 7603 Columbia Boulevard, Berwick, PA 18603
S&D File No.: 19-061988

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased and Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., 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

Paul Boccuti
Legal Assistant

Enclosures

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

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

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-061988

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 Larry E.

Remphrey, Sr., deceased

and

Larry Remphrey, Jr., known Heir of Larry E.

Remphrey, Sr., deceased

and

Randy Remphrey, Sr., known Heir of Larry E.

Remphrey, Sr., deceased

and

Christopher Remphrey, known Heir of Larry E.

Remphrey, Sr., deceased

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-399

**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:


Kevin S. Frankel, Esquire



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, Assign and All Persons, Firms or
Associations Claiming Right, Title or Interest From or Under

: CASE NUMBER

2019-CV-399

State of Pennsylvania

AFFIDAVIT

County of Dauphin

B&R Control # CS169039.03

Reference Number 19-061988

SERVICE INFORMATION

On 11/20/2019, we received the

Notice of Sheriff Sale

For service upon: Christopher Remphrey, known Heir of Larry E. Remphrey, Sr.
At 605 North Mulberry Street, Berwick, PA 18603

☒ Served Date 11/30/2019 Time 8:54 AM Accepted By: Sandra Remphrey

In the manner described below.

☐ Personally served.

☒ Adult in charge of residence, relationship is wife

☐ 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 35 Height 5'05" Weight 135 Race white Sex Female
Other Blonde hair

☐ 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.

Sworn to and subscribed before me this

10 day of December 2019

Process Server/Sheriff Nathan Morgan

Notary Public

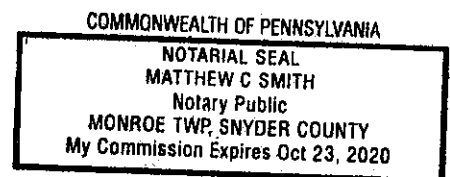
Client Phone (610) 278-6800

Sale Date: 01/29/2020

Filed Date: _____

BR Serve By: 12/09/2019

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



ORIGINAL



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
2019-CV-399

-VS-

Unknown Heirs, Successors, Assign and All Persons, Firms or
Associations Claiming Right, Title or Interest From or Under

: CASE NUMBER

State of Pennsylvania

AFFIDAVIT

County of Dauphin

B&R Control # CS169039.02

Reference Number 19-061988

SERVICE INFORMATION

On 11/20/2019, we received the
Notice of Sheriff Sale

For service upon: Randy Remphrey, Sr. known Heir of Larry e. Remphrey, Sr.
At 2 Evansville Road, Berwick, PA 18603

☒ Served Date 11/30/2019 Time 9:03 AM Accepted By: Suzie Remphrey

In the manner described below.

☐ Personally served.

☒ Adult in charge of residence, relationship is wife

☐ 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 Height 5'06" Weight 140 Race White Sex Female
Other Brown hair

☐ 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

Nathan Morgan

Sworn to and subscribed before me this

10 day of December 19

Matthew C. Smith

Notary Public

Client Phone (610) 278-6800

Sale Date: 01/29/2020 Filed Date: _____ BR Serve By: 12/09/2019

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



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MATTHEW C SMITH
Notary Public
MONROE TWP, SNYDER COUNTY
My Commission Expires Oct 23, 2020

ORIGINAL



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, Assign and All Persons, Firms or
Associations Claiming Right, Title or Interest From or Under

:

CASE NUMBER

2019-CV-399

State of Pennsylvania

AFFIDAVIT

County of Dauphin

B&R Control # CS169039.01

Reference Number 19-061988

SERVICE INFORMATION

On 11/20/2019, we received the

Notice of Sheriff Sale

For service upon: Larry Remphrey, Jr. known Heir of Larry E. Remphrey, Sr., deceased

At 72 Mill Street, Benton, PA 17814

☒ Served Date 11/30/2019 Time 9:33 AM Accepted By: Jinanne Remphrey

In the manner described below.

☐ Personally served.

☒ Adult in charge of residence, relationship is wife

☐ 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 35 Height 5'06" Weight 140 Race White Sex Female
Other Black hair

☐ 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

Nathan Morgan

Sworn to and subscribed before me this

10 day of December 19

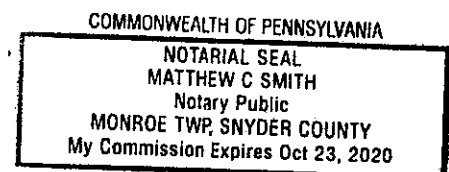
Matthew C. Smith

Notary Public

Client Phone (610) 278-6800

Sale Date: 01/29/2020 Filed Date: _____ BR Serve By: 12/09/2019

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



ORIGINAL



December 19, 2019

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OF INTEREST FROM OR UNDER LARRY E REMPHREY, SR., DECEASED AND LARRY REMPHREY JR., KNOWN HEIR OF LARRY E. REMPHREY SR., DECEASED AND RANDY REMPHREY SR., KNOWN HEIR OF LARRY E. REMPHREY SR., DECEASED, AND CHRISTOPHER REMPHREY, KNOWN HEIR OF LARRY E. REMPHREY, SR DECEASED

NO: 2019-CV-399

NO: 2019-ED-128

Dear Timothy:

The amount due on the sewer account #600304 for the property located at 7603 Columbia Blvd, Berwick, Pa through March 31, 2020 is **\$726.78**.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

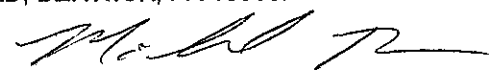


NATIONSTAR MORTGAGE LLC
vs.
LARRY E REMIPHERY, SR (et al.)

Case Number
2019CV399

SHERIFF'S RETURN OF SERVICE

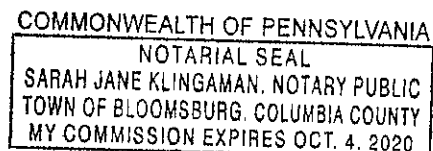
12/02/2019 11:07 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019



NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



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.
REMPHERY SR, LARRY E (et al.)

Case Number
2019CV399

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 7603 COLUMBIA BOULEVARD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/2/19

Time:

11:07

Deputy:

6

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV399

7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




NATIONSTAR MORTGAGE LLC
vs.
LARRY E REMIPHERY, SR (et al.)

Case Number
2019CV399

SHERIFF'S RETURN OF SERVICE

11/13/2019 12:36 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LARRY REMIPHERY, JR AT 72 MILL STREET, BENTON, PA 17814.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 18, 2019

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

NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2019



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

(c) CountyStar Sheriff, Teletype, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY E REMIPHERY, SR (et al.)

Case Number
2019CV399

SHERIFF'S RETURN OF SERVICE

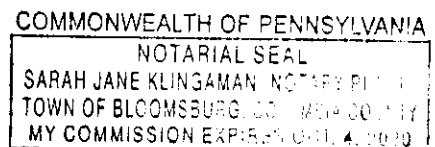
11/13/2019 12:36 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: LARRY E REMIPHERY, SR AT 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603. THE DEFENDANT WAS FOUND TO BE DECEASED. PASSED AWAY APRIL 2019.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

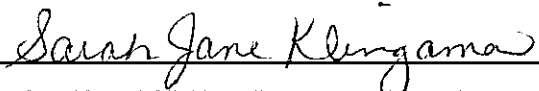
November 18, 2019



NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2019



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

(c) CountyStar Sheriff, Lemosent, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
REMPHERY SR, LARRY E

Case Number
2019CV399

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	128
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-size: 1.2em; margin-top: 10px;">Passed away April 2019</div>		

Serve To:

Name:	LARRY E REMIPHERY, SR
Primary Address:	7603 COLUMBIA BOULEVARD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Dead		
Relation:			
Date:	11/13/19	Time:	12:36
Deputy:	8	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:	11/8/19					
Time:	14:03					
Mileage:						
Deputy:	61	2	3	4	5	

Service Attempt Notes:

1. Checked P.O. - 72 Mill St. Benton Pa. 17814
- 2.
3. Vacant → Per # 3 11/7/19
- 4.
- 5.
- 6.

REMPHERY SR, LARRY E

2019CV399

7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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. 19-061988

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 Larry E.
Remphrey, Sr., deceased and Larry
Remphrey, Jr., known Heir of Larry E.
Remphrey, Sr., deceased and Randy
Remphrey, Sr., known Heir of Larry E.
Remphrey, Sr., deceased and Christopher
Remphrey, known Heir of Larry E.
Remphrey, Sr., deceased
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2019-CV-399

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased
72 Mill Street
Benton, PA 17814
Your house (real estate) at:

7603 Columbia Boulevard, Berwick, PA 18603

06 01A01100

is scheduled to be sold at Sheriff's Sale on Jan. 29 2020 at:
Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$54,339.13 obtained by Nationstar
Mortgage LLC d/b/a Mr. Cooper 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 on page two of how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570-389-5622.
8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

19-061988

All that certain piece or parcel of land, situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first abovementioned 160 feet to the public road aforesaid, thence westwardly along said road 50 feet to the place of Beginning.

TAX PIN: 06-01A-011

FOR INFORMATIONAL PURPOSES ONLY: Being known as 7603 Columbia Boulevard, Berwick, PA 18603

BEING THE SAME PREMISES which Larry E. Remphrey Sr. and Linda L. Remphrey, husband and wife, by Deed dated February 19, 2008 and recorded March 10, 2008 in the Office of the Recorder of Deeds in and for the County of Columbia, Pennsylvania as Instrument Number 200802139, granted and conveyed unto Larry E. Remphrey, Sr., in fee.

AND THE SAID Larry E. Remphrey, Sr., has since departed this life on April 1, 2019 whereby title is vested in Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, Randy Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased and any Unknown Heirs, Successors, or Assigns of Larry E. Remphrey, Sr., deceased.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
REMPHERY SR, LARRY E (et al.)

Case Number
2019CV399

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	128
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	LARRY REMIPHERY, JR
Primary Address:	72 MILL STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="radio"/> Personally <input type="radio"/> Adult In Charge <input type="radio"/> Posted <input type="radio"/> Other		
Adult In Charge:			
Relation:			
Date:	11/13/19	Time:	12:36
Deputy:	8	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:	11/18/19					
Time:	1321					
Mileage:						
Deputy:	8	2	3	4	3	4

Service Attempt Notes:

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

REMPHERY JR, LARRY

2019CV399

72 MILL STREET, BENTON, PA 17814

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 11/13/19

Account:

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

Ad ID: 1183687
Description: **REMPHREY SALE**
Run Dates: **01/08/20 to 01/22/20**
Class: **2**
Agate Lines: **231**
Blind Box:

Total Ad Cost \$1,503.95
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,503.95

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV399

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, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land, situate in Briar Creek Borough, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING upon the north side of the public road leading from the residence now or late of Wesley Shaffer to Berwick at the corner of line of land now or late of the said Wesley Shaffer; thence on the said now or late Shaffer line 160 feet to a corner; thence east parallel with the public road aforesaid and through land formerly of Joseph B. Hippensteel 50 feet to a corner; thence on a line parallel with the line first abovementioned 160 feet to the public road aforesaid, thence westwardly along said road 50 feet to the place of Beginning.
TAX PIN: 06-01 A-011

FOR INFORMATIONAL PURPOSES ONLY: Being known as 7603 Columbia Boulevard, Berwick, PA 18603

BEING THE SAME PREMISES which Larry E. Remphrey Sr. and Linda L. Remphrey, husband and wife, by Deed dated February 19, 2008 and recorded March 10, 2008 in the Office of the Recorder of Deeds in and for the County of Columbia, Pennsylvania as Instrument Number 200802139, granted and conveyed unto Larry E. Remphrey, Sr., in fee.

AND THE SAID Larry E. Remphrey, Sr., has since departed this life on April 1, 2019 where-by title is vested in Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, Randy Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased and any Unknown Heirs, Successors, or Assigns of Larry E. Remphrey, Sr., deceased.

PROPERTY ADDRESS: 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-01A-011

Seized and taken into execution to be sold as the property of LARRY E. REMPHREY, SR., LARRY REMPHREY, JR., RANDY REMPHREY SR., CHRISTOPHER REMPHREY in suit of NATIONSTAR MORTGAGE LLC.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY E REMIPHERY, SR (et al.)

Case Number
2019CV399

SHERIFF'S RETURN OF SERVICE

11/07/2019 07:20 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RANDY REMIPHERY, SR AT 2 EVANSVILLE ROAD, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

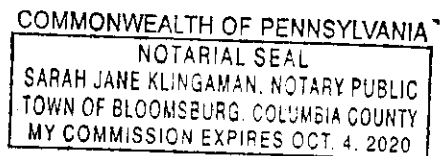
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2019

NOTARY

Affirmed and subscribed to before me this

12TH day of NOVEMBER, 2019



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
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REMPHERY SR, LARRY E (et al.)

Case Number
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SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	128
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	RANDY REMIPHERY, SR
Primary Address:	2 EVANSVILLE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	11-7-19
Time:	19:20
Deputy:	3
Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

REMPHERY SR, RANDY

2019CV399

2 EVANSVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY E REMIPHERY, SR (et al.)

Case Number
2019CV399

SHERIFF'S RETURN OF SERVICE

11/07/2019 08:27 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHRISTOPHER REMIPHERY AT 605 NORTH MULBERRY STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

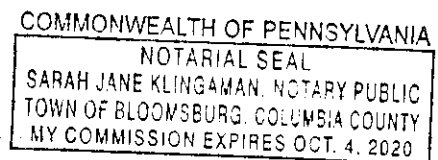

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2019

NOTARY

Affirmed and subscribed to before me this

12TH day of NOVEMBER, 2019





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

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