Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>
NATIONSTAR MORTGAGE LLC

vs.

<u>Defendant</u>

LARRY E REMPHERY, SR LARRY REMPHERY, JR RANDY REMPHERY, SR

CHRISTOPHER REMPHERY

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	The second secon	\$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.

	Grand Total:	\$3,214.48

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONSTAR MORTGAGE LLC VS	3. LARI	RY REMPHF	REY	
NO. 128-2019 ED	NO.	399-2019	JD	
DATE/TIME OF SALE: JANUARY			Λ	
BID PRICE (INCLUDES COST)	\$ <u>3</u>	214,48 64,29	_	
POUNDAGE – 2% OF BID	\$	64,29	_	
TRANSFER TAX – 2% OF FAIR MKT	\$		_	
MISC. COSTS	\$		_	
TOTAL AMOUNT NEEDED TO PURC	HASE		s 3778,77	_
PURCHASER(S): //www.	ent i	R.	Pauleff	
NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):				
		,		
TOTAL DUE:			s 3278.77	
LESS DEPOSIT:			\$ 135600	
DOWN PAYMEN	٧T:		\$	_
TOTAL DUE IN	8 DAYS		\$ 1978,77	_

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 237588

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

RECEIPT

Reg/Drw ID: 0101 By: HAS

Customer:

Last Change:

Receipt By: MAIL

SHERIFFS OFFICE

hg#	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1	DEED		\$73.75	202003268	BRIARCREEK BORC
	Grantor - REMPHERY, 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 (N), 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 guly yours,

Laura Connor Paralegal

Enclosures

Image (EX) MOD 04-19 (FI)

REV-183

BUREAU 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			

CONTROL OF THE PROPERTY OF THE			2 LACITOLO HOIV			
SECTION I TRANSFER DATA	n - 1 - 4 H		rate. A la preputation de la Marie	Figure Programme College		
Date of Acceptance of Document 1/29/2020						<u> </u>
		· · · · · · · · · · · · · · · · · · ·				
Grantor(s)/Lessor(s)		one Number	Grantee(s)/Lessee(s)		Telepho	one Number
Columbia County Sheriff	570-38	39-5622	Nationstar Mortgage Ll	_C d/b/a Mr. Cooper	er 1-888-480-2432	
Mailing Address			Mailing Address			
35 West Main Street		· · · · · · · · · · · · · · · · · · ·	8950 Cypress Waters B	lvd	_	
City	State	ZIP Code	City		State	ZIP Code
Bloomsburg	PA	17815	Coppell		TX	75019
SECTION II REAL ESTATE LOCATIO)N				4444	
Street Address		······································	City, Township, Borough	3.3. Switchelman - State Brazil (OSHA M.		22.2
7603 Columbia Boulevard			Borough of Briar Creek			
County	School E	District		Tax Parcel Number		
Columbia	Berwick	k Area		06 01A01100		
SECTION III VALUATION DATA	I a fini					
Was transaction part of an assignment or relocation?	×	/ES 🔲	NO	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (AND A COLUMN TO THE COLUMN TO
1. Actual Cash Consideration	2. Other	Consideration		3. Total Consideration		
\$3,278.77	+ 0.00			= \$3,278.77		
4. County Assessed Value		non Level Ratio Fa	actor	6. Computed Value	9	
\$11,162.00	4.41			49,224.42		
SECTION IV EXEMPTION DATA - Ref	arta las	touction: For av		a cita is is san uzu Araba da sa		
1a. Amount of Exemption Claimed						
49,224.42	100%	entage of Granto	r's Interest in Real Estate	1c. Percentage of Grantor	's Interest	Conveyed
45,224.42 100% 100% 2. Check Appropriate Box Below for Exemption Claimed.						
Will or interstate succession.						
(Name of Decedent) Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)			(Estate File N	Number)		
Transfer from a trust. (Attach complete copy of	rust agre of trust or	ement and all am	renaments.)			
Transfer between principal and agent/straw p	artv. (Att	ach complete cor	amenuments.) W of agency/straw party agro	ement \		
Transfers to the commonwealth, the U.S. and	instrume	ntalities by gift, d	ledication. condemnation or i	n lieu of condemnation.		
(If condemnation or in lieu of condemnation, a	attach co	py of resolution.)				
Transfer from mortgagor to a holder of a mort	tgage in c	iefault. (Attach co	opy of mortgage and note/ass	ignment)		
Corrective or confirmatory deed. (Attach com	plete cop	y of the deed to b	oe corrected or confirmed.)			
Statutory corporate consolidation, merger or Other (Provide a detailed explanation of exem	division (Attach copy of art	ticles.)			
	iption cla	imed. It more spa	ice is needed attach additiona	al sheets.		
Property transferred through a Mortgage Foreclos	sure in s	atisfaction of tr	ie judgment entered on Di	ocket Number 2019-CV-3	399.	
	e e e e e e e e e e e e e e e e e e e		. R. // (V.)			
SECTION V CORRESPONDENT INF	ORMAT	ri ON – All i nqu	uiries may be directed t	o the following person	. Kyllir	77. or Sou. (c. 5.)
Name	_					e Number
SHAPIRO & DeNARDO, LLC					(610) 27	8-6800
Mailing Address			City		State	ZIP Code
3600 Horizon Drive, Suite 150			King of Prussia		PA	19406
Under penalties of law, I declare that I have examined this state	ment, inclu	uding accompanying	information, and to the best of n	ny knowledge and belief, it is tr	ue, correct, a	and complete
Signature of Correspondent or Responsible Party					Date	
Laura Connor Con				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.

SHERIFT'S SALE	Ad Text: REMPHREY SALE
By Virtue of a Writ of Execution (Mortgage Forecleaure) No. 2019CV399	
ssued out of the Court of Common Pleas of Columbia County, Pernnsylvana and to me fractise! I will expose the following described property at public sele at the Columbia County Courthussein the Town of Shornsburg, County of Columbia Commonwealth of formsylvania on:	Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020
WEDNESDAY, JANUARY 29, 2020 AT 9:00 D'OLDOCK A.M.	
A portion in interest and elements are further notified that a proposed act which of intrinstructive We are of the in the Steet? Office on learn than thinky (30) days after the state of the sake of any property and hereunder, and distribution of the proposeds will be made in accordance with the schedule ton [10] days after said filling unless compliance are filed with this Schedule Coffice prior insertion.	James T Mich
All this contain peecs or peace of land, situation their Creek Bursugh, County of Columbia and Sateral Phenaywheria bounded and disachable and found to set place on the SECONNIO upon the north wide of the public road leading from the residence now or the orthwesty positive to barvicke it the corner of line of leading from the residence now or the soft was only selfer to barvicke it the corner of line of lead now or late to active the self was got and the corner of line of leading was not be self the self when they lated conditions and the trunk produced it little public the design and the trunk produced it little public the self self leading the line of little public the counter, there are a language with the line first abovernantioned 160 out to the public model diseased, thence weetwerdy along and road 50 feet to the pipose REGINTON.	Sworn and subscribed to before me this
OR INFORMATIONAL PURPOSES ONLY Being known as 7603 Columbia Bouleverd, Janvick PA 18603	Met for land
EDNG THE SAME PROMISES which Larry E. Remothrey Sr. and Linde L. Remothrey, hus- bend and wisk by Deed distald-indusery 19, 2008 and recorded March 19, 2008 in the Price of the Resource of Deeds in and for the Courty of Courtible, Pernyalysterie as instrument Number 200802199, garded and conveyed unto Larry E. Remothrey, Sc. in see	(Notary Public)
WID THE SATULETY E Remptivey. Sr. has aimcadeported the 1 fix on April 1, 2019 where- y the is wested in Larry Remptivey. Jr. Introven hier of Larry E emptiney, Sr., deceased, that year The State of t	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL
ROPERTY ADDRESS; 7603 COLUMBIA BOULEVARD, BERVINCK, PA 18603	ALRERT LEE JENSEN, Notary Public
PI / TAX PARCEL NUMBER: 08-01-A-011	Scott Township, Columbia County
elead and taken into execution to be sold as the property of LARRY E. REMPHERY. R. LARRY REMPHERY. UR. RANDY REMPHREY SR. CHRISTOPHER REMPHREY I suif of NATIONSTAR MORTGAGE LLC.	My Commission Expires April 21, 2020
ERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE The greator of ten (10%) roant of the bid price or costs (prepring bid at sale). Minimum payment is to be peak in sale, contrided notice or costs (prepring bid or sale). Minimum payment is to be peak in sale, contrided notice or costs (prepring bid or sale). Minimum payment is to be peak within eight (B) draw after the desin cash cartified check or cashier's check (MPORTAIN NOTICE FOR PAULIFE TO MY BD PRICE FAULIFE TO PAY THE BD PRICE IN ACCORDANCE WITH THESE EMISMAWA RESULT IN SEPRIOLS PRAVACIAL CONSEQUENCESTO THE BDORR DO IOTBID UNLESS RUNDS AFE AVALIABLE FOR PAYMENT WITHIN THE PRESCRIBED INTO FINATION AND A SALE AND A SALE FOR PAYMENT WITHIN THE PRESCRIBED INTO SHARIT may describe the sale the bidder for the before or due without a reside of the propayer of to nead the property at the bidder sink are mentation on action payment of the property at the bidder sink are mentation and control public will be responsible for any strongly less incurred by the bidder will be provided for the property of the property of the payment of when any accompanies the bidder invited the bidder is found include for demands of the payment of the observation of the payment of when any accompanies the bidder invited the bidder is the stand also be of payment of the payment of the court of the payment of when the payment of the pay	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.
TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBA COUNTY, Pennsylvania	
storney for the Plaintiff. HAPRIG & DENARICO ING OF PRUSSIA, PA	

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

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

S&D FILE NO. 19-061988

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,

Legal Assistant to Attorney for Plaintiff

Paul Bourt

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

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

NO: 2019-CV-399

TAND THONO TARY

THONO TARY

THERE OF COURTS

CLERA OF COURTS

COUNTY OF COURTS

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:

15/ Thomas A James Jr.

Exhibit "B"

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 Mich
Sworn and subscribed to before me this 27 day of November 2019
Albert Lee Jeroen
(Notary Public)
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 \$

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SYLVEN DE LA DENARDO, PA I.D. NO. 78447
KRISTEN D. LIFTLE, PA I.D. NO. 70000 MCHELLE L MGGWAN PA 10 NO 318323 MCHELLE L MGGWAN PA 10 NO 62414 LEGLE J RASE, PA LD NO 68366 MORRIS A SCOTT, PA LD NO 83587

MUTRIS A. SCOTT, PATD. NO. 83587

ALSON, H. TULIO, PATD. NO. 83076

KATTERINE M. WOLF, PATD. NO. 314307

3600HORIZON DRIVE, SUITE 150

KING OF BRUSSIA, PA49406

JELEPHONE (610) 278 5800

SED FILE NO. 19-061988

Nationstar Mortgage LLC d/b/a Mr. Cooper

PINIKITIEE

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from 6r 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, Remptirey, Sr., deceased and Christopher Remphrey, known Heir of Larry E. Rerhphrey, Sr., deceased DEFENDANTSCOURT OF COMMON PLEAS

CIVILDIVISION COLUMBIA COUNTY CMLDIVISION COLLIMBIA COUNTY NO 2019 CV-399

NOTICE OF SHERIFFS SALE OF REAL PROPERTY

HOLITIKHONN Heirs, Successors, Assigns and All Persons, Firms of Associations Claiming Right, Title britterest from or under Larry E. Remphrey, Sr. deceased

7603 Columbia Boulevard Berwick PA 18603 Your nouse\real estate) atr

7603 Columbia Boulevard, Berwick, PA 18603 06 01 A01100

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

Columbia County Sheriffs County 35 West Main Street

Bloomsburg, PA 17185

at 9:00AM to enforce the court judgment of \$54,339.13 obtained by Nationstar Mort-

gage LLC d/b/a Mr. Cooper against you. NOTICE OF OWNERS RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFFS SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be carricelled it you pay back to Nationstar Mortgage LLC d/b/a Mr. Coop er 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.

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

A 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 SHERIFFS SALE DOES TAKE PLACE.

5. If the Sheriffs Sale is not stopped your profest (1995) 1885 1885 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 sa 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.

Description of the provided to a stigle of the money, which was paid for your house. A stigle of the money biology by if house will be field by the Shefift no lateralism that the shefift sale. This echecule 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 state) in a second with this schedule unless exceptions (reasons why the proposed state) in a second s The friendly will be pided out in accordance with this schedule unless exceptions (feasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

Involuntary also have other rights and defense for ways of getting your house back, if your scrimmed distribution in the said.

YOUSHQUED TAKE THIS PARTENTO YOUR LAWYER TONGE 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 Ronn Legal Services 168 East 5 in Speet

HOOMSTURE PA 17815.
5707 948766
PRINSIDANT TO THE FAIR DEE PROMESE THOM PROCTICES ACT YOU ARE ADVISED THAT THE SAIR DEED BY A DESTURE TO ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OF AN INF

All that certain piece or parcel of land/situate in Briar Creek Solough, County of Columbiate of State of Pennsylvania, bounded and described as follows; to writ BESINDING upon the porth side of the public road teading from the residence now or late of Wesley Shaffer to Berwick auther comer of interoil and now or late of the said wesley Shaffer alleing on the said now or late Shaffer line 160 feet to a corner then celeast parallel with the public road aforesaid and microtift land formerly of dosept B. Higher steel 50 feet to a former, then ce on a line parallel with the line first abovernemic med 160 feet to a former then ce on a line parallel with the line first abovernemic med 160 feet to a former. feet to the public read aforesaid, thence westwardly along said road 50 feet to the place oreginiant PC TAX PIN 06 01A 011

GOTUNFORMÁTIONAL PURPOSÉS ONEY, Belog Krizyyri as 7603 Columbia Boulevard, Benyeck PA 18603

BEING THE SAME PREMISES which Larry E. Remphrey Sr. and Linda L. Remphrey, hus beind and Wife, by Deed dated February 19, 2008 and recorded March 10, 2008 in the Office of Deeds in and for the County of Colombia, 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 Charstopher Remphrey, Royan Heir of Larry E. Remphrey, Sr., deceased Director of Larry E. Remphrey, Sr., deceased Director of Larry E. Remphrey, Sr., deceased Director 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. 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

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC ACCESS</u> <u>POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

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:

Kevin S. Frankel, Esquire

& Del

	VS		
NO. ED NO.	JD DATE/TIM	IE OF SALE	
DOCKET/RETURN	\$15.00		
SERVICE PER DEF.	\$225,00		
LEVY (PER PARCEL	\$15.00		
MAILING COSTS	\$48.60		
ADVERTISING SALE BILLS &			
ADVERTISING SALE (NEWSP			
MILEAGE	\$ 24,00		
POSTING HANDBILL	\$15.00		
CRYING/ADJOURN SALE	\$10.00		
SHERIFF'S DEED	\$35.00		
TRANSFER TAX FORM	\$25.00		
DISTRIBUTION FORM	\$25.00		
COPIES	\$ 7,50		
NOTARY	\$ <u>/U,00</u> ********	الم المال	
TOTAL **	***********	\$ 48/100	
WEB POSTING	\$150.00		
PRESS ENTERPRISE INC.	\$1503,95		
SOLICITOR'S SERVICES	\$100.00		_
TOTAL **	\$100.00	\$1753,95	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS	\$ <u>71,75 </u>	C) - /	
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL **	*********	\$ 81,75	
REAL ESTATE TAXES:			
BORO, TWP & COUNT	Y 20 \$		
SCHOOL DIST.	20\$		
DELINQUENT	20\$_5,60	C. A	
TOTAL **	**********	\$ 5,00	
MUNICIPAL FEES DUE:			
SEWER	20\$ _776,78		
WATER	20 \$	- 0 701	
TOTAL **	********	\$ 776, 18	
SURCHARGE FEE (DSTE)	20\$_ 726,78 20\$_ ********	\$ 160,00	
MISC.	_ •		
ΤΟΤΔΙ *	_ ***********	· s -0-	
		Ψ	22411/
TOTAL C	OSTS (OPENING BID)		\$ <u>3214,48</u>

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. KANELLIS (NJ, NY) (Or 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 Couty 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

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC ACCESS</u> <u>POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

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



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



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

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 11/30/3019 Time In the manner described below.	854 AM Accepted By: _	Sandra Rem	phrey
Personally served.		C	
Adult in charge of residence, rela	ationship is	wife	
Adult in charge of residence who	refused to give name and/or rela	ationship.	
Manager/Clerk of place of reside	ence lodging	•	
Agent or person in charge of offi Other	ce or usual place of business		
Description of Person Age 3 Other	Shinde Mair Weight	135 Race Whit	c Sex Female
☐ Not Served Date	Time Mo	oved Unknown	☐ No Answer ☐ Vacant
Other		· · · · · · · · · · · · · · · · · · ·	
		0	d automitted to four
The Process Server, being duly sworn,	•		d subscribed before me this
facts set forth herein are true and corre- knowledge, information and belief.	ct to the best of their	_/0_	day of <u>December</u> 2019
Process Server/Sheriff 22 Varian Morgan	<u> </u>	Notary Publ	ic
Client Phone (610) 278-6800	Sale Date: 01/29/2020 Fi	led 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



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



Nationstar Mortgage LLC d/b/a Mr. Cooper

COURT

Court of Common Pleas of

Pennsylvania

-VS-

Unknown Heirs, Successors, Assign and All Persons, Firms or

CASE NUMBER

Columbia County

Associations Claiming Right, Title or Interest From or Under

2019-CV-399

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 11/30/3019 Time In the manner described below.	9:03 AM Accepted By:	Suzie Remphrey	
Personally served.			
Adult in charge of residence, rela	ationship is	wife	
Adult in charge of residence who	refused to give name and/or relati	ionship.	
Manager/Clerk of place of reside			
Agent or person in charge of offi Other	ce or usual place of business		
Description of Person Age Other	TO Height 5 06" Weight /	140 Race White Sex Female	
Not Served Date	Mov	red	ant
Other			
The Process Server, being duly sworn,	· ·	Sworn to and subscribed before me thi	_
facts set forth herein are true and corre- knowledge, information and belief.	ct to the best of their	10 day of December 1 Matchew C. Limica	
Process Server/Sheriff Vafhan Horgan	<i>9</i>	Notary Public	_
Client Phone (610) 278-6800	Sale Date: 01/29/2020 File	d Date: BR Serve By: 12/09/201	9
Cihele Glazer		COMMONWEALTH OF PENNSYLVANIA	

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



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



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



Nationstar Mortgage LLC d/b/a Mr. Cooper

COURT

Court of Common Pleas of

Pennsylvania

-VS-

Unknown Heirs, Successors, Assign and All Persons, Firms or

Associations Claiming Right, Title or Interest From or Under

CASE NUMBER

Columbia County 2019-CV-399

State of

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

	9:33 AM Accepted By: Jingun	e Remphrey
In the manner described below. Personally served.		•
Adult in charge of residence, related	ionship is wife	
	refused to give name and/or relationship.	
Manager/Clerk of place of resider	-	901-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
Agent or person in charge of offic Other	~ ~ 	
Description of Person Age 30	5 Height 5'06" Weight 140 F	lace white Sex Female
Not Served Date	Time Moved	Unknown No Answer Vacant
Other		
The Process Server, being duly sworn, d	enoses and says that the	Sworn to and subscribed before me this
facts set forth herein are true and correct knowledge, information and belief.	•	10 day of December 19 Motthaw C. Smuch
Process Server/Sheriff Nathan Horgan		Notary Public
Client Phone (610) 278-6800	Sale Date: 01/29/2020 Filed Date:	BR Serve By: 12/09/2019
		COMMISSION

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



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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NATIONSTAR MORTGAGE LLC vs. LARRY E REMPHERY, 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

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

				NOTARY		4
Affirmed and s	ubscribed to b	pefore me this			O = 1	111
2ND	day of	DECEMBER	,	2019	Saighto	ne Klingama
						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	AR MORTGAGE LLC		Case Number
vs. REMPHER	RY SR, LARRY E (et al.)		2019CV399
	SERVICE CO	VER SHEET	
Service De	tails:		,
Category:	Real Estate Sale - Posting - Sale Bill		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM SHERIFF'S SALE BILL		
		. .	
Serve To:		Final Service:	
Name:	(POSTING)	Served: Personally · A	dult In Charge Posted • Other
Primary Address:	7603 COLUMBIA BOULEVARD BERWICK, PA 18603	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date: 12/2/19	Time: 11:07
Phone:		Deputy:	Mileage:
Attorney /	Originator:		**************************************
Name:	SHAPIRO & DENARDO	Phone:	
Service At	tempts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service At	ttempt Notes:		
1.			
2.			
3.			
4.			
5.			
6.			

7603 COLUMBIA BOULEVARD, BERWICK, PA 18603 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NATIONSTAR MORTGAGE LLC vs. LARRY E REMPHERY, 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 REMPHERY, JR AT 72 MILL STREET, BENTON, PA 17814.

ESSICA SURKIN, DEPUTY

SO ANSWERS,

November 18, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

18TH day of

NOVEMBER

2019

Sunh Jane Klingama

COMMONWEALTH OF PENNSYLVANIA

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

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

NOTARY

(c) Countybuse Sheriff, Telebrott, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NATIONSTAR MORTGAGE LL	С
vs.	
LARRY FIREMPHERY SR (at)	al 1

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 REMPHERY, SR AT 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603. THE DEFENDANT WAS FOUND TO BE DECEASED. PASSED AWAY APRIL 2019.

SO ANSWERS.

November 18, 2019

COMMONWEALTH OF PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARIAL SEAL
SARAH JANE KLINGAMAN NOTARY PITTA
TOWN OF BLOOMSBURG. GOT WORK COLORY
MY COMMISSION EXPERSAL GOT. A. 19220

NOTARY

Affirmed and subscribed to before me this

18TH day of NOV

NOVEMBER

2019

Sainh Jane Klingama

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

(c) Countybuse Sherm, Lessosoft Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	vs.	AR MORTGAGE LLC Y SR, LARRY E				Number CV399
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS PASSE Q QWAY FOY: 201° Serve To: Final Service: Name: LARRY E REMPHERY, SR Served: Personally · Adult In Charge · Posted · Other Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Date: 111 3 1 9 Time: 12:34 Phone: Deputy: Mileage: Mileage: Deputy: Mileage: 12:34 Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Service Attempts: 12:34 Mileage: Deputy: G: Service Attempt Notes: 1. Chockod P. II 72 H. II. 31. Benten P. G. 178 14 2. 3. 4.	Service De		COVER SHE	ET		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS POSSED AWAY A PRI 201 Serve To: Final Service: Name: LARRY E REMPHERY, SR Served: Personally · Adult In Charge · Posted · Other Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: 11/5/19 Time: 1/4 · C 3 Mileage: Deputy: G: Mileage: Deputy: G: Mileage: Deputy: Mileage: Deputy: G: Mileage: Deputy: Mileage: Deputy: Mileage: Mileage: Mileage: Deputy: Mileage: Mi	Category:	Real Estate Sale - Sale Notice			Zone:	128
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS PASSEC AWAY A Pri 201 Serve To: Name: LARRY E REMPHERY, SR Personally · Adult In Charge · Posted · Other Primary Address: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: G Service Attempt Notes: 1. C peck oct f f - 7.2 H f 31. B + m pq. 178 14 2. 3. 4.	Manner:	< Not Specified >	Expires:	terretario mente conservamento de conserva esta mente esta mente de la serva de la serva de la serva de la ser La serva de la	Warrant:	
Serve To: Final Service: Final Serv	Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AI	ND DEBTOR'S R	IGHTS	enta di vicabalentativa da più miliori fazioni (re e vica di in 🗠 e	State of the state
Name: LARRY E REMPHERY, SR Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Atternate Address: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: G Mileage: Deputy: G Service Attempt Notes: 1. Checked P.D 72 Mill St. Benker Pq. 17814 2. 3. 4.			rassed	awa	1 Ac	ril 2019
Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Name: SHAPIRO & DENARDO Phone: Deputy: Date: 1 13 9 Time: 12:3 9 Mileage: Attorney / Originator. Name: Service Attempts: Date: 1 1/8 9 Time: 1/4 : 2 3 Mileage: Deputy: G: Deputy: G: Deputy: G: Deputy: G: Deputy: Deputy: Deputy: Deputy: Deputy: Deputy:	Serve To:		Final Service	er er	<i>1</i>	
Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: /8 / 9	Name:	LARRY E REMPHERY, SR	Served:	Personally · Adu	lt In Çharge	Posted · Other
Alternate Address: Phone: Deputy: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Deputy: Deputy: Deputy: Deputy: Service Attempt Notes: 1. $C \mid_{PC} k $				Dec	201	
Address: Phone: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: 1/8/19	Phone:	DOB:	Relation:		- The American Control of the Control of the American Control of the Control of t	A ampany value (security of the control of the cont
Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: $ 1/8/19$			Date:	11/3/9	Time:	12:36
Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: $ 1/8/19$ Time: $ 14:03$ Mileage: Deputy: G: Service Attempt Notes: 1. $C _{1}$ ock od f_{1} f_{2} f_{3} f_{4} f_{1} f_{2} f_{4} f	Phone:	And the second s	Deputy:	7	Mileage:	
Service Attempts: Date: $ 1/8/19 $ Time: $ 14:03 $ Mileage: Deputy: G Service Attempt Notes: 1. C_{\parallel} eck ocl $P.D. = 72$ $Hill 31$. $Beaten Pq. 17814$ 2. 3. 4.	Attorney / (Originator:				
Date: $ 1/8/19 $ Time: $ 14:03 $ Mileage: $ $	Name:	SHAPIRO & DENARDO	Phone:		The control of the co	The transfer of the transfer o
Date: $ 1/8/19 $ Time: $ 14:03 $ Mileage: $ $	Service Att	empts:		** Commence of the control of the co		
Time: $14:C3$ Mileage: Deputy: G: Service Attempt Notes: 1. Checkod P.D 72 Mill St. Benton Pg. 17814 2. 3. 4.	THE SHIP OF MEMORY AND A PERSON OF THE					
Mileage: Deputy: C Service Attempt Notes: 1. C _{Peckocl} P.U 72 Mill 31. Benten P_{q} . 17814 2. 3. 4.	Time:					······································
Service Attempt Notes: 1. Checkod P.U 72 Mill 31. Benten Pq. 17814 2. 3. 4.	Mileage:					
1. Checkocl P.U 72 Mill St. Benton Pg. 17814 2. 3. 4.	Deputy:	61			7	
2. 3. U an → Per #3 11/7/19 4.						
3. VU°a√ → Per #3 11/7/19.	1. Check	od P.U 72 Mill St. Benton 1	9.17814			
4.	2.			\\		/4
	3.			V W a~ 1	→Per #3	9 11/7/19
5.				 		
	5.					

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

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

S&D FILE NO. 19-061988

Remphrey, Sr., deceased DEFENDANTS

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.

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 <u>Jan. 29 2020</u> 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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC vs. REMPHERY SR, LARRY E (et al.)				Case Number 2019CV399	
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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

Ad ID:

1183687

Description:

REMPHREY SALE

Run Dates:

01/08/20 to 01/22/20

Class:

Agate Lines:

231

Blind Box:

Total Ad Cost **Amount Paid**

Address: PO BOX 380

Telephone: (570) 389-5622

\$1,503.95

\$0.00

Publication Press Enterprise

Account:

Name:

Stop Start

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

BLOOMSBURG, PA 17815

Inserts 01/08/2001/22/20

Cost \$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 Snaffer to Berwick at the

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AND THE SAID Larry E. Remphrey, Sr., has since departed this life on April I, 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 Rem-phrey, known Heir of Larry E. Remphrey, Sr., deceased and any Unknown Heirs, Succes-sors, or Assigns of Larry E. Remphrey, Sr., deceased.

PROPERTY ADDRESS: 7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) ercent 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 Ary 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 THE BID PRICE IN A CCCORDANCE 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 responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found lable for damages. If proceeds are payable to the Plaintiff, unless the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%)

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Timothy T. Chamberlain Sheriff

November 12, 2019



Earl D. Mordan, Jr. Chief Deputy

NATIONSTAR MORTGAGE LLC vs. LARRY E REMPHERY, 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 REMPHERY, SR AT 2 EVANSVILLE ROAD, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

12TH day of

NOVEMBER

2019

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

Sarch Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	TAR MORTGAGE LLC RY SR, LARRY E (et al.)				Number 9CV399
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Control of the Contro	Real Estate Sale - Sale Notice			Zone:	128
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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

Case Number 2019CV399

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SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

November 12, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

SARAH JANE KLINGAMAN, NOTARY PUBLIC

TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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 (c) Countybuse Sheriff, Teleosoft, Inc.