

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		
Warrant:			

Serve To:

Name:	CHRISTOPHER REMIPHERY
Primary Address:	605 NORTH MULBERRY STREET BERWICK, PA 18603
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:	11-7-19	Time:	20:27
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, CHRISTOPHER
2019CV399
605 NORTH MULBERRY STREET, 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.
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		

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Debbie Miller		
Relation:	CLEAR		
Date:	11/8/19	Time:	1535
Deputy:	4	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV399

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
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		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	SUELLY FEITNER
Relation:	CLIENT
Date:	11/8/19
Time:	1549
Deputy:	4
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV399 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

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		
Warrant:			

Serve To:

Name:	BERWICK AREA SCHOOL DISTRICT
Primary Address:	500 LINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Kim Nespoli
Relation:	District Rec.
Date:	11/8/19
Time:	13:20
Deputy:	6
Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2019CV399

500 LINE STREET, 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.
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:	BERWICK AREA JOINT SEWER AUTH.
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Kelly Morris
Relation:	Reception
Date:	11/8/19
Time:	13:31
Deputy:	6
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2019CV399

1108 FREAS AVENUE, 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.
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 Can POST IT - there is a order.		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	7603 COLUMBIA BOULEVARD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	11-7-19
Time:	18:39
Deputy:	3
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

OCCUPANT

2019CV399

7603 COLUMBIA BOULEVARD, BERWICK, PA 18603

NO EXPIRATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

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 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

WRIT OF EXECUTION:
MORTGAGE FORECLOSURE

2019 - ED - 128

TO THE SHERIFF OF COLUMBIA COUNTY:

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

7603 Columbia Boulevard, Berwick, PA 18603

See attached legal

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

Amount Due
Interest from November 1, 2019 to

\$54,339.13

Costs to be Added

Seal of Court

Barbara D. Silvestri
PROTHONOTARY

Date: 11/01/19

Stephen Stray
Deputy Prothonotary

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

No: 2019-CV-399
Nationstar Mortgage LLC d/b/a Mr. Cooper

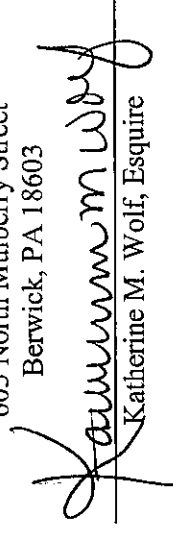
vs.

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

Larry Remphrey, Jr., known Heir of Larry E. Remphrey,
Sr., deceased
72 Mill Street
Benton, PA 17814

Randy Remphrey, Sr., known Heir of Larry E.
Remphrey, Sr., deceased
2 Evansville Road
Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E.
Remphrey, Sr., deceased
605 North Mulberry Street
Berwick, PA 18603


Katherine M. Wolf, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Katherine M. Wolf, Esquire, Attorney
SHAPIRO & DeNARDI, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

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 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

WRIT OF EXECUTION:
MORTGAGE FORECLOSURE
2019 - ED - 128

TO THE SHERIFF OF COLUMBIA COUNTY:

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

7603 Columbia Boulevard, Berwick, PA 18603
See attached legal

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

Amount Due
Interest from November 1, 2019 to

\$54,339.13

Costs to be Added

Seal of Court

Barbara N. Jurek
PROTHONOTARY

Date: 11/01/19

Stephen J. Jurek
Deputy Prothonotary

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

No: 2019-CV-399
Nationstar Mortgage LLC d/b/a Mr. Cooper

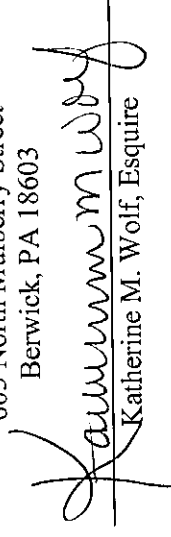
vs.

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

Larry Remphrey, Jr., known Heir of Larry E. Remphrey,
Sr., deceased
72 Mill Street
Benton, PA 17814

Randy Remphrey, Sr., known Heir of Larry E.
Remphrey, Sr., deceased
2 Evansville Road
Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E.
Remphrey, Sr., deceased
605 North Mulberry Street
Berwick, PA 18603



Katherine M. Wolf, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Katherine M. Wolf, Esquire, Attorney
SHAPIRO & DeNARDI, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

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

CASE NO. 2019-CV-399

AFFIDAVIT PURSUANT TO RULE 3129.1

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **7603 Columbia Boulevard, Berwick, PA 18603.**

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

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

① 7603 Columbia Boulevard
Berwick, PA 18603

② Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased
72 Mill Street
Benton, PA 17814

③ Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased
2 Evansville Road
Berwick, PA 18603

(4) Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased
605 North Mulberry Street
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

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

Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased
72 Mill Street
Benton, PA 17814

Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased
2 Evansville Road
Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased
605 North Mulberry Street
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

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

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

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

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

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

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

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

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

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

TENANT OR OCCUPANT
7603 Columbia Boulevard
Berwick, PA 18603

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

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

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

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

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

Date: 10/31/19

SHAPIRO & DeNARDO, LLC
BY: Katherine M. Wolf
Katherine M. Wolf, Esquire

19-061988

PARTNERS

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

MANAGING PARTNER

CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY, RI)
GARY M. KANELIS (NJ, NY) (of Counsel)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

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)

LESLIE J. RASE (PA)
MORRIS A. SCOTT (NJ, PA)
DONNA L. SKILTON (NJ, PA)
ALISON H. TULLIO (NJ, PA)
ELIZABETH L. WASSALL (NJ, PA)
CHARLES G. WOHLRAB (NJ, PA)
KATHERINE M. WOLF (NJ, PA)

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
Sale Date: January 29, 2020

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

Paul Boccuti
Legal Assistant

S&D # 19-061988
Enclosures

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

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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

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

I, Paul Boccuti, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on November 19, 2019, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

SHAPIRO & DENARDO, LLC

Date: 11/30/19

By: Paul Boccuti
Paul Boccuti
Legal Assistant

19-061988

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
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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
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

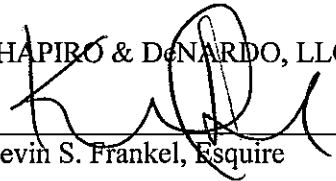
NO:2019-CV-399

**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

Press Enterprise

2700 Lackawanna Ave

Bloomsburg, PA 17815

Date: 11/7/2019

Re: Sheriff's Sale Advertising Dates

Nationstar Mort. LLC vs. Unknown heirs or Interest under Larry E. Remphrey

Case No: 128 ED 20 19 and Case No. 399 CV 20 2019

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8

2nd Week Jan. 15

3rd Week Jan. 22

SALE DATE: Jan. 29 2020 @ 9:00am

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

REAL ESTATE OUTLINE

ED # 128 ED 2019

DATE RECEIVED 11-1-2019
DOCKET AND INDEX 2019 CV 399

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>15027236</u>

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

SALE DATE Jan. 29 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan 8</u>
2 ND WEEK	<u>Jan 15</u>
3 RD WEEK	<u>Jan 22</u>

PARTNERS

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

MANAGING PARTNER

CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY, RI)
GARY M. KANELIS (NJ, NY) (Of Counsel)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

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

MANAGING ATTY.

KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATT. NJ FCL

KATHLEEN M. MAGOON (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)
KATHERINE M. WOLF (NJ, PA)

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

RE: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under 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 or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale;
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,
Heather Eisenhower
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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
8950 Cypress Waters Blvd
Coppell, Texas 75019
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)

STATE OF: Pennsylvania
COUNTY OF: Montgomery

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2019-CV-399

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants and are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

SHAPIRO & DeNARDO, LLC

Date: 10/31/19

BY:

Katherine M. Wolf
Attorneys for Plaintiff
KATHERINE M. WOLF, ESQUIRE

Sworn to and subscribed
before me this 31st day
of October, 2019.

Jennifer M. Sharkey
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jennifer M. Sharkey, Notary Public
Montgomery County
My commission expires October 19, 2022
Commission number 1149959
Member, Pennsylvania Association of Notaries

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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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

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, October 1, 2019 to the following Defendants:

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

Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, 72 Mill Street, Benton, PA 17814

Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased, 2 Evansville Road, Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, 605 North Mulberry Street, Berwick, PA 18603



Ryan Edleman, Legal Assistant
to Morris A. Scott, Esquire for
Shapiro & DeNardo, LLC

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
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3600 HORIZON DRIVE, SUITE 150
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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

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Larry E. Remphrey, Sr., deceased
DATE OF NOTICE: October 1, 2019

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT
YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS
YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE
ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR
OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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.**

NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

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North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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PERSONS TO WHOM RULE 237.1 NOTICE SENT 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 18603

Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, 72 Mill Street, Benton, PA 17814

Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased, 2 Evansville Road, Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, 605 North Mulberry Street, Berwick, PA 18603

SHAPIRO & DeNARDO, LLC

Date: 10/1/19

BY: 

Attorneys for Plaintiff

MORRIS A. SCOTT, ESQ.

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
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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; 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

NOTICE OF INTENTION TO TAKE DEFAULT

UNDER Pa.R.C.P. 237.1

IMPORTANT NOTICE

TO: Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased
DATE OF NOTICE: October 1, 2019

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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
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NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

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PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

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Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, 72 Mill Street, Benton, PA 17814

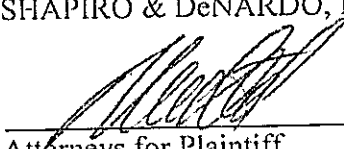
Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased, 2 Evansville Road, Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, 605 North Mulberry Street, Berwick, PA 18603

SHAPIRO & DeNARDO, LLC

Date: 10/11/19

BY:


Attorneys for Plaintiff

MORRIS A. SCOTT, ESQ.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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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; 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

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased
DATE OF NOTICE: October 1, 2019

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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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.**

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-061988

FILED
PROTHONOTARY
2019 NOV -1 P 1:37
CLERK OF COURTS
COUNTY OF COLUMBIA

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

CERTIFICATE OF SERVICE

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

- Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Larry E. Remphrey, Sr., deceased, 7603 Columbia Boulevard, Berwick, PA 18603
- Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, 72 Mill Street, Benton, PA 17814
- Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased, 2 Evansville Road, Berwick, PA 18603
- Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, 605 North Mulberry Street, Berwick, PA 18603

Date Mailed: 10/31/19

Date: 10/31/19

SHAPIRO & DeNARDO, LLC
BY: Katherine M. Wolf
Attorneys for Plaintiff
KATHERINE M. WOLF, ESQUIRE

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

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

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

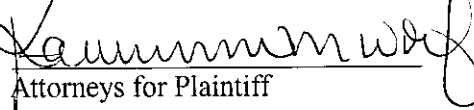
and that the last known addresses of the judgment debtors (Defendants) are:

- 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
- Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased
72 Mill Street
Benton, PA 17814
- Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased
2 Evansville Road
Berwick, PA 18603
- Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased
605 North Mulberry Street
Berwick, PA 18603

Date: 10/31/19

BY:

SHAPIRO & DeNARDO, LLC


Attorneys for Plaintiff

KATHERINE M. WOLF, ESQUIRE

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia Couty Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Barbara N. Silvetti
Prothonotary

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 18603

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

CASE NO. 2019-CV-399

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a
Judgment has been entered against you in the above proceeding as indicated below.

Barbara N. Silvetti
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY KATHERINE M. WOLF, ESQUIRE AT (610) 278-6800.

PARTNERS

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

MANAGING PARTNER

CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY, RI)
GARY M. KANELIS (NJ, NY) (of Counsel)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

MANAGING ATTY.

KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATTY. NJ FCL

KATHLEEN M. MAGOON (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)
KATHERINE M. WOLF (NJ, PA)

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

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

Sir/Madam:

Please POST the Notice of Sale per court order:

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

Please also POST the Handbill upon the following address provided:

7603 Columbia Boulevard, Berwick, PA 18603

Please be advised, we will be using a third-party provider to serve the Notice of Sale for the following Defendants at the following addresses. Our office will file an Affidavit of Service.

Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased, 72 Mill Street, Benton, PA 17814
Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased, 2 Evansville Road, Berwick, PA 18603

Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased, 605 North Mulberry Street, Berwick, PA 18603

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

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Heather Eisenhower
Legal Assistant

Enclosures

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

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

NO: 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
PROthonotary
2019 AUG 14 A 10:33
CLERK OF COURTS
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:

15/ Thomas A James Jr.
J.

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.

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

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against
Real Property and further certify this Property is:

☒ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

☐ That the Plaintiff has complied in all respects with Section 403 of the Mortgage

☐ Assistance Act including but not limited to:

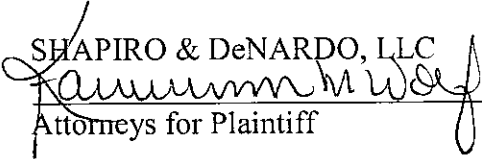
- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or
Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency
Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any
false statement given herein.

Date: 10/31/19

BY:

SHAPIRO & DeNARDO, LLC


Attorneys for Plaintiff

KATHERINE M. WOLF, ESQUIRE

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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
8950 Cypress Waters Blvd
Coppell, Texas 75019

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)

STATE OF: Pennsylvania

COUNTY OF: Montgomery

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2019-CV-399

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants and are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

SHAPIRO & DeNARDO, LLC

Date: 10/31/19

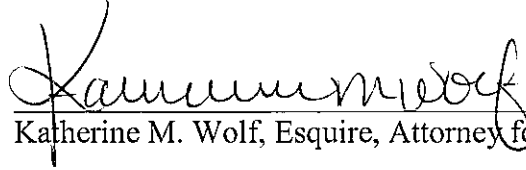
BY: Katherine M. Wolf
KATHERINE M. WOLF, ESQUIRE

Sworn to and subscribed
before me this 31st day
of October, 2019.

Jennifer M. Sharkey
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jennifer M. Sharkey, Notary Public
Montgomery County
My commission expires October 19, 2022
Commission number 1149959
Member, Pennsylvania Association of Notaries

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


Katherine M. Wolf, Esquire, Attorney for Plaintiff

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-O11

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.

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 in suit of NATIONSTAR MORTGAGE LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans #	17359	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

DEPT OF REV INHERITANCE
TAX1131 STRAWBERRY SQUARE 6TH
FLOOR

Tracking #: 71901140006000169063

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17359	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

DEPT OF REV INHERITANCE
TAX1131 STRAWBERRY SQUARE 6TH
FLOOR

Tracking #: 71901140006000169063

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17356	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000169032

P.O. BOX 8486

Doc Ref #: 2019ED128

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17355	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000169025

Doc Ref #: 2019ED128

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17355	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000169025

Doc Ref #: 2019ED128

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17353	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000169001

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17354	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000169018

Doc Ref #: 2019ED128

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17354	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000169018

Doc Ref #: 2019ED128

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17351	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000168981

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17350	Carrier / service:	USPS Server	First-Class Mail®	11/7/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000168974

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17105

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

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

19-061988, REMPH
CASE # 2019-CV-399

No. 15027236

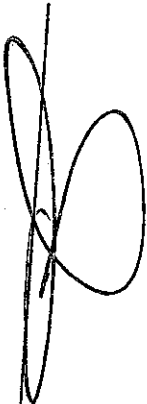
DATE: 10/28/19

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

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

VOID AFTER 90 DAYS



⑈15027236⑈ ⑆071006486⑆ 2458373⑈