Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	'AR MORTGAGE LLC 'Y SR, LARRY E (et ai.)				Number 9CV399	
Service De	SERVICE	COVER SHI	EET		1242212	_
THE PLAN HOSPITS - DOWN ME	Real Estate Sale - Sale Notice	in in der eine Geschafte der State der S State in state der S	Berger (1964) - Alle Berger (1964) - Berger (1964) - Alle Berger (1964)	Zone:	128	
Manner:	< Not Specified >	Expires:	med and real and analysis of the second seco	Warrant:	And the second s	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS	el	Anguer of the property of the control of the contro	201 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 - 102 -
erve To:		Final Serv				
Name:	CHRISTOPHER REMPHERY	Served:	Personally · A	dult In Charge ·	Posted · Other	
Primary Address:	605 NORTH MULBERRY STREET BERWICK, PA 18603	Adult In Charge:	summation had visit in the control of the control o	anga gangan anga sanga pangapan na araba nagam da sa		
Phone:	DOB:	Relation:		ر المستعدد والمستعدد والمراسدة المستعدد المستعدد المستعدد المستعدد المستعدد المستعدد المستعدد	eng adaption to the second of the second	
Alternate Address:	ф. А почет мет с стал это и интегнат почет мет с мет с мето, ито, к по того, с и по метониционного почет по	Date:	11-7-19	Time:	201,27	:
Phone:		Deputy:	3	Mileage:		
ttornev /	Originator:					on.
Name:	SHAPIRO & DENARDO	Phone:	Secretaria de Caracteria de Ca	and the second of the second o		
Service Att Date: Time: Mileage: Deputy:	empts:					Tar Tar
ervice Atı	tempt Notes:					. *
1.						
2.						_
3.						-
1.						_
5.						_
6.						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2019CV399

PO BOX 380, BLOOMSBURG, PA 17815

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 128 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 RIGHT'S Serve To: Name: Columbia County Tax Office Served: Personally Adult In Charge Posted Other Address: Bloomsburg, PA 17815 Charge: District Milled Address: Date: 1184 Time: 4585 Atternate Address: Deputy: 4 Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts Deputy: 1 Service Attempt Notes: 1 2. 3. 4. 5.	VS.	FAR MORTGAGE LLC					Number 9CV399
Category: Real Estate Sale - Sale Notice		<u>, , , , , , , , , , , , , , , , , , , </u>	SERVICE	COVER SHI	EET		
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 Serve To: Final Service: Personally (Adult In Charge) Posted Other Primary Address: Bioomsburg, PA 17815 Charge: Phone: 570-389-5649 DOB: Relation: Charge: Phone: Phone: Served: Personally (Adult In Charge) Posted Other Phone: Served: Personally (Adult In Charge) Posted Other Phone: Service Attempts: Phone: Service Attempts: Phone: Service Attempts: Phone: Service Attempt Netes: 1. 2. 3. 4. 5.	Service De	talls:					
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 Served: Personally (Adult in Charge) Posted Other Primary Address: Bloomsburg, PA 17815 Charge: Debt Milled Charge: Phone: 570-389-5649 DOB: Relation: CLEUL Address: Phone: Deputy: Y Mileage: Attorney / Originator: Deputy: Y Mileage: Deputy: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Category:	Real Estate Sale - Sale	Notice			Zone:	128
Serve To: Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary Address: Bloomsburg, PA 17815 Charge: Debut Milled Address: Phone: 570-389-5649 DOB: Relation: Cuttle Address: Phone: Deputy: Y Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: III & I	Manner:	< Not Specified >	A and A structure 1 s. on substitutive ensistence of the other substitution of the s	Expires:	The state of the s	Warrant:	Angelia
Name: Columbia County Tax Office Primary Address: Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Alternate Address: Date: Deputy: Mileage: Date: Mileage: Date: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Notes:				RIGHTS	agalaman (agalaman (a	
Primary Address: Bloomsburg, PA 17815 Phone: 570-389-5649 Alternate Address: Phone: Deputy: Attorney / Originator: Name: SHAPIRO & DENARDO Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Serve To:			Final Serv	l če :		
Address: Bloomsburg, PA 17815 Phone: 570-389-5649 Date: 118 Time: 1535 Phone: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	Columbia County Tax (Office	Served:	Personally (Ad	ult In Charge	Posted · Other
Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Nates: 1. 2. 3. 4. 5.			тери турнопистичного учерового войного объектов войного в объекто по учет не изгородного се	Adult In Charge:	Debbie	Miller	
Address: Phone: Deputy: Mileage: Attorney / Ofiginator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 4. 5.	Phone:	570-389-5649	DOB:	Relation:	C	EUL_	
Attorney / Originator: Name: SHAPIRO & DENARDO		grant class requires the installation of animals have a processor of the characteristic management	u fallación halamplación (1994) de la complexión de la complexión de la complexión de la complexión de la comp	Date:	11/8/19	Time:	1535
Name: SHAPIRO & DENARDO Phone: Service Attempts:	Phone:		aller som valk som i skaller i med som i skaller i medlet aller kritisk skaller skaller i skaller i skaller i m	Deputy:	4	Mileage:	we appropriate the second seco
Service Attempts: Date:	Attorney /	Orlginator:					
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	SHAPIRO & DENARDO	ny dipinakana. Maintagan dipina dipina dipina dipina panggapan dipinah dipinah dipinah dipinah dipinah dipinah Dipinah dipinah	Phone:		ann an ann an Aire an Aire an Aire an Aire an Aire an Aire an Bhu ann ain a guar a aire an Air	angen, and gap and a sign and a decision and a sign of a
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Service At	temnis:					
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.					, No. 100 Province (No. 100 Pr		
Deputy:	Time:						
Deputy:	Mileage:	***************************************					
Service Attempt Notes: 1.	_	4			· · · · · · · · · · · · · · · · · · ·		
1. 2. 3. 4. 5.	Senica Ne	femnt Nafes					
2. 3. 4. 5.							
3. 4. 5.							
4. 5.	•						
5.				<u> </u>			

	6.						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	'AR MORTGAGE LLC 'Y SR, LARRY E				Number CV399
	SERVICE CO	OVER SHE	ET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	physics. Mygleghowsh ghopski gladpille deglang omgay'tti olerengangkanggaga	di malandi irrinak res yani madawa ni fari sandara affari sandara affari yani yani yani yani yani yani yani ya	Zone:	128
Manner:	< Not Specified >	Expires:	Sec. 1999 to contribute contribute contributions and contributions of the contribution	Warrant:	**************************************
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	an kan di dinaman kan kan kan kan di dinama kan kan di dinama kan kan kan kan kan kan kan kan kan ka	and the second s
erve To:		Final Service	.		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally : Adu	ılt.In Charge	Pøsted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	Surce	FEITT	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	CLEXY		
Alternate Address:		Date:	11/8/19	Time:	1549
Phone:		Deputy:	Ц	Mileage:	
\ttomey / (Originator:				1911 - 2007 S. J
Name:	SHAPIRO & DENARDO	Phone:	With the control of t		A LEE MAN AND CONTRACTOR OF THE FOLLOWING THE FOLLOWING
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:			4		
Service Afi	fempt Notes:				
1.	er de la company de la comp La company de la company d				n ng a ng Agus nga dining n
2.			· · · · · · · · · · · · · · · · · · ·		
3.					
4.					
5.		, .			

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERWICK AREA SCHOOL!

2019CV399

500 LINE STREET, BERWICK, PA 18603

NO EXPIRATION

vs.	TAR MORTGAGE LLC RY SR, LARRY E (et al.)				Number 9CV399
	SERVICE C	OVER SHI	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	- 1955 - Hallington Magazinington in Saying about your displayments		Zone:	128
Manner:	< Not Specified >	Expires:		Warrant:	in the second of
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	g an Sagaran San an an an galan San ang an an ang an	
Serve To:		Final Servi	ice.		i de la compania del compania de la compania del compania de la compania del compania de la compania del compania de la compania del compan
Name:	BERWICK AREA SCHOOL DISTRICT	Served:	Personally Adu	it In Charge	osted · Other
Primary Address:	500 LINE STREET BERWICK, PA 18603	Adult in Charge:	Kim N	espoli	independent in the control of particle with the control of the con
Phone:	DOB:	Relation:	District	Rec	
Alternate Address:		Date:	11/8/19	Time:	13:20
Phone:		Deputy:	6	Mileage:	The second section of the second section
Attorney /	Originator:	74 54 5 44 48 48 5 7 7 7			
Name:	SHAPIRO & DENARDO	Phone:	18 AC 18 CONT. 18 CON	Carlos Antonios Carlos Car	, is for me to select the state of the selection of the s
Service At	tempts:		The state of the s		
Date:					
Time:					
Mileage:					
Deputy:			d l	:	
Caniica At	tempt Notes:				
1.				e en liberar entañ - a	addisas i i laite a
2.					
3.			·		
4.					
5.					
6.		•			

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	AR MORTGAGE LLC Y SR, LARRY E (et al.)				Number 9CV399
	SERVICE O	OVER SHE			
Service De	ialis:				
Category:	Real Estate Sale - Sale Notice		erromenserromenskriversklikerserrom, verkylveliverseptersert i Villiant ette.	Zone:	128
Manner:	< Not Specified >	Expires:	A Comment of the Comm	Warrant:	As a participant of the first o
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		And the second s
Serve To:		Final Servi			
Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally · Ad	lult In Charge	Posted · Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Kelly	Morris	2 Commence of the commence of
Phone:	DOB:	Relation:	Recep	tion	
Alternate Address:		Date:	11/8/19	Time:	13:31
Phone:		Deputy:	6	Mileage:	
Attorney /	Originator:				
Name:	SHAPIRO & DENARDO	Phone:	2.1 4 5 7 5 5 5 4 1 5 2 1 1 1 4 7 7 3	and the second of the second o	
Service Att	emets		The second control of	and the second s	
Date:					
Time:					
Mileage:					
Deputy:			4		
Sorvice Af					
1.	tempt Notes:				a e Parker i vesti ili iki ili ili
2.					
3.	***************************************				
4.					
5.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
6.					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS CAN POST IT - House in a corder. Serve To: Final Service: Name: OCCUPANT Served: Personally · Adult In Charge Posted Other Primary Address: Personally · Adult In Charge Posted Other Charge: Phone: DOB: Relation: Alternate Address: Date: 11-7-19 Time: 18:39 Phone: Deputy: 3 Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: Time: Mileage: Mile	VS.	AR MORTGAGE LLC Y SR, LARRY E (et al.)				I.	Number CV399
Category: Real Estate Sale - Sale Notice 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 Can Post IT - Houring of Order. Serve To: Final Service: Name: OCCUPANT Service: Personally Adult in Charge Posted: Other Adults: BERWICK, PA 18603 Charge: BERWICK, PA 18603 Charge: Phone: DoB: Relation: Alternate Address: Date: 11-7-19 Time: 18;39 Phone: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: 3 Mileage: Deputy: 3 Mileage: Deputy: 1. Service Attempt Notes: 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.			SERV	ICE COVER SH	EET		
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 COM POST IT - House a corder. Serve To: Name: OCCUPANT Served: Personally · Adult in Charge Posted Other Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Deputy: 3 Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	lalls:					
Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS COM POST IT - Work in a corder. Serve To: Name: OCCUPANT Served: Personally Adult In Charge Posted Other Primary 7603 COLUMBIA BOULEVARD Adult in Charge: Phone: DOB: Relation: Alternate Address: Date: 11-7-/9 Time: /8;39 Phone: Deputy: 3 Mileage: Attorney / Originator Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - Sa	e Notice	and the second section of the section of t	en e	Zone:	128
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS CAN FOST IT - House is a corder. Final Service Name: OCCUPANT Service Name: Personally Adult In Charge Posted Other Adult In Charge: Posted Other Adult In Charge: Phone: DoB: Relation: Alternate Address: Date: 11-7-19 Time: /8 39 Deputy: 3 Mileage: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: Imme: Deputy: Date: Deputy: Date: Deputy: Depu	Manner:	< Not Specified >	indre delle in	Expires:	COMMANDA AVI. A COMMAND COMMANDA AVIANCES AND AVIANCES AND AVIANCES AND AVIANCES AVIANCES AND AV	Warrant:	***************************************
Final Service Final Service Personality Adult in Charge Posted Other	Notes:	PLAINTIFF NOTICE C	F SHERIFF'S SA	ALE AND DEBTOR'S I	RIGHTS	ra mad an 4 departe altre i del del proposition del accessor del proposition del recent del proposition del recent del proposition del recent del proposition	- militario de la constanta de
Name: OCCUPANT Served: Personally · Adult In Charge Posted Other Primary 7603 COLUMBIA BOULEVARD Adult In Charge: Phone: DOB: Relation: Alternate Address: Date: 11-7-19 Time: 8:39 Phone: Deputy: 3 Mileage: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:	and the state of the control of the state of	<u> </u>		ice:		
Primary Address: BERWICK, PA 18603	Name:	Contraction of the contraction o	y New Property of the Section of the	Committee of the Commit	**************************************	.dult In Charge ∕	
Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: 3 Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Dep		The state of the section of the state of the	JLEVARD	And the second s	gradule on Asian As Asian of Surviginity (season to Asian in	m - max sa managanan wakan sa ma . v - v	
Alternate Address: Phone: Deputy: 3 Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Deputy: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Address:	1			The distribution of Make or the Advance of Advance of Color days.	ellikalingereseles, "se ese h some de sse some des el se erel even all salms desalt see e heelt se	an the department of the second section is the second section of
Address: Phone: Deputy: 2 Mileage: Attorney / Originator. Name: SHAPIRO & DENARDO Phone: Service Attempts: Deputy: Deputy: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:		DOB:	Relation:		amender kalen en der vieden vers de en verste en	to a minimum term of an article movement for a second for
Attorney / Originator: Name: SHAPIRO & DENARDO Phone: Service Attempts: Date:	Alternate Address:		May of folion is a contrained and an analysis of the contrained subjectives.	Date:	11-7-19	Time:	18:39
Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: Time:	Phone:			Deputy:	13	Mileage:	
Name: SHAPIRO & DENARDO Phone: Service Attempts: Date: Time:	Attorney / (Originator:					
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	20	The state of the s	0	Phone:	The second secon		. The second sec
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Sorvice Att	- Primary and Commission of the design of the design of the commission of the commis				anne den enke mikke serik serik serik dem ek de mek e me e e e e e e e e e e e e e e e	
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			······································				
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.				***************************************			
Deputy: Service Attempt Notes: 1. 2. 3. 4.							
1. 2. 3. 4.	Deputy:						· · ·
1. 2. 3. 4.	Service Att	empt Notes:					847555
2. 3. 4.		in eta 1840 eta 1840 Eta 1840 eta		artin (1966) e Teologia artin 1960 esta el cultura esta esta el cultura esta el cultura de la cultura de la cu La cultura esta esta esta esta esta esta esta est	die Colonia de Colonia Colonia de Colonia de C	Teld of the State	The Barbara Same Commence of the
3. 4.						 	
4.							
5.							
	5.					, ,	

2019CV399

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

Date: 110119

PROTHONOTARY

ŕ

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

Š

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Katherine M. Wolf, Esquire

Katherine M. Wolf, Esquire, Attorney SHAPIRO & DENARDO, 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

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

\$54,339.13

Interest from November 1, 2019 to

Costs to be Added

Seal of Court

PROTHONOTARY

Date: 11 01 19

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

ALUMANANA MULDER
Katherine M. Wolf, Esquire

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Katherine M. Wolf, Esquire, Attorney SHAPIRO & DeNARDO, 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

- 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
- 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: <u>(Ø[3] [19</u>

Katherine M. Wolf, Esquire

SHAPIRO & DeNARDO, LLC

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. KANELLIS (NJ, NY) (O'COURSE)
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. TULIO (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 Mort

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

SHAPIRO & DENARDO, LLC

NO:2019-CV-399

<u>CERTIFICATION OF NOTICE TO LIENHOLDERS</u> <u>PURSUANT TO PA R.C.P 3129.2 (C) (2)</u>

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.

Date: _______By: ________Boccuti
Legal Assistant

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 DEFENDANT(S)

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO:2019-CV-399

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC ACCESS 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, Ksquire

SHAPIRO & DONARDO, LLC

Bloomsburg, PA 17815			
Date: 11/1/2019			
Re: Sheriff's Sale Advertising Dates			
Nationstar Mort. LLC vs.	Unknown heirs or Ind	terest under Lan	ry E. Remphre
Case No: 128 ED 20 19	and Case No. 399	cv 20 2019	
Dear Sìr / Madam:			
Please advertise the enclosed	d SHERIFF SALE on following dates:		

Press Enterprise

2700 Lackawanna Ave

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

Jan. 29 2010 @ 9:00am

1st Week Jan. 8

2nd Week Jan. 15 3rd Week Jan. 22

REAL ESTATE OUTLINE

ED# 128 ED 2019

DATE RECEIVED 11-1-2	019	
DOCKET AND INDEX 20	<u> </u>	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	Х	
COPY OF DESCRIPTION	X	
WHEREABOUTS OF LKA	X	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE	X	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	1	
CHECK FOR \$1,350.00 OR	-	CK# 15027236
IF ANY OF ABOVE IS MISSIN	G DO NOT P	PROCEED
	02011011	ROCLED
SALE DATE	Jan 29	TIME 9.00
POSTING DATE	0011-21	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	Ta. 0 8
	2 ND WEEK	700.15
	3 RD WEEK	TGO 23
		<u> Juli aan</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. KANELLIS (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. 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

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.

Sworn to and subscribed

before me this <u>3</u>

.2019.

Commonwealth of Pennsylvania - Notary Seal

Jennifer M. Sharkey, Notary Public Montgomery County

SHAPIRO & DeNARDO, LLC

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
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; 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

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; 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 requirida 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 immediatamente. 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:

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.

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

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

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; 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 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 requirida 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 immediatamente. 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:

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.

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

•

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
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; 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.

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.

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

FROTHONOTARY

2019 NOV - 1 P 1:37

-ERK OF COURTS

CLERK OF COURTS (COUPTY OF COLUMN

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

TELEPHONE: (610) 278-6800 S&D FILE NO. 19-061988

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. Remphrey, Sr., deceased

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:(0 31 9		
Date: ₋	10/31/19	BY:	SHAPIRO & DeNARDO, LLC Attorneys for Plaintiff MATHEROIE 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 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	121	119	
		,		

SHAPIRO & DeNARDO, LLC

Attorneys for Plaintiff

KATHERINE M. WOLF, ESOUIRE

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

	XX] 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. KANELLIS (NJ, NY) (OFCOURSE)
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. 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

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

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

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

TROTHONOTARY

TROTHONOTARY

COUNTY OF COUNTS

COUNTY OF COUNTS

ORDER

BY THE COURT:

15/ Thomas A James Ja

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 COURT OF COMMON PLEAS Nationstar Mortgage LLC d/b/a Mr. Cooper CIVIL DIVISION **PLAINTIFF** COLUMBIA COUNTY VS. Unknown Heirs, Successors, Assigns and All NO:2019-CV-399 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** 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: X 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 Expiration of 30 days since the service of notice (b) Defendants failure to request or appear at meeting with Mortgagee or (c) Consumer Credit Counseling Agency Defendants failure to file application with Homeowners Emergency (d) Assistance Program. I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein. BY: SHAPIRO & DeNARDO, LLC
Attorneys for Plaintiff Date: 10/31/19

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

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.

Date: 103119 Sworn to and subscribed before me this 30 .2019.

DEFENDANT(S) STATE OF: Pennsylvania COUNTY OF: Montgomery

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.

Kalherine M. Wolf, Esquire, Attornex 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 1 9, 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, ganted and conveyed unto Larry E. Remphrey, Sr., in fee.

AND THE SAID Larry E. Remphrey, Sr., has since departed this life on April I, 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 REMPHERY, 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 failts 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 agiainst 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 conneciton 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

17359 Trans#

Carrier / service: USPS Server

First-Class Mail®

11/7/2019 12:00:00 AM

Ship to:

COMMON OF PENNA

DEPT OF REV INHERITANCE TAX

1131 STRAWBERRY SQUARE 6TH FLOOR

Tracking #:

71901140006000169063

Doc Ref#:

2019ED128

Postage

5.6000

HARRISBURG PA 17105

Document Receipt

17359 Trans#

Carrier / service: USPS Server First-Class Mail®

11/7/2019 12:00:00 AM

Ship to:

COMMON OF PENNA

DEPT OF REV INHERITANCE TAX

71901140006000169063

1131 STRAWBERRY SQUARE 6TH FLOOR

Tracking #: Doc Ref#:

2019ED128

Postage

5.6000

HARRISBURG

PA 17105

Print Your Documents Page 1 of 1

Document Receipt

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

Ship to:

TPL CASUALTY UNIT DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING Tracking #: 71901140006000169032

 P.O. BOX 8486
 Doc Ref #:
 2019ED128

 ESTATE RECOVERY PROGRAM
 Postage
 5.6000

HARRISBURG PA 17105

Document Receipt

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000169025 600 ARCH STREET ROOM 3259 Tracking #:

2019ED128 Doc Ref #:

5.6000 Postage

PHILADELPHIA PA 19106

Document Receipt

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000169025 600 ARCH STREET ROOM 3259 Tracking #:

2019ED128 Doc Ref#: Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000169001 PO BOX 8016 Tracking #:

Doc Ref#: 2019ED128

Postage 5.6000

PA 17105 HARRISBURG

71901140006000169018

Document Receipt

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

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE

Tracking #: Doc Ref#: 2019ED128 SUITE 1001 5.6000 Postage

KING OF PRUSSIA PA 19406

Document Receipt

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

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

Tracking #: 1150 FIRST AVENUE

71901140006000169018 Doc Ref#: 2019ED128 **SUITE 1001** 5.6000 Postage

KING OF PA 19406

PRUSSIA

Print Your Documents Page 1 of 1

Document Receipt

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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000168981

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17128

Print Your Documents Page 1 of 1

Document Receipt

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

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000168974

Doc Ref #: 2019ED128

Postage 5.6000

HARRISBURG PA 17105

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

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

19-061988,REMPH CASE#28R9-CV-399

N O 15027236

DATE: 10/28/19

\$ 1,350.00

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

유 ORDER TO THE

PAY

One Thousand Three Hundred Fifty and 00/100

VOID AFTER 90 DAYS

#15027236# #071008486# 제돈 십 돈 땀 5 학교