Fidelity National Law Group 1515 Market Street, Suite 1410 Philadelphia, PA 19102

Nicole R. Cohen, Esquiro Vice President, Trial Counsel Telephone: (267) 608-1733 Fax: (215) 241-8794 Nicole.Cohen@fnf.com

May 1, 2019

<u>Via Facsimile (570) 389-5625</u>

Timothy T. Chamberlain, Sheriff Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

Chicago Title Insurance Company v. Bruce Varney, et al.

CCP, Columbia County, No. 2018-CV-597

Dear Sir/Madam:

I represent Plaintiff, Chicago Title Insurance Company in the above-referenced matter. There is a Sheriff Sale for the Property located at 253 Hollow Road, Catawissa, PA 17820 that is scheduled for May 29, 2019 at Plaintiff's request. Please be advised that this matter has settled and the Sheriff Salc is to be cancelled as the debtors have satisfied their Judgment.

Thank you.

Respectfully submitted,

FIDELITY NATIONAL LAW GROUP

NICOLE R. COHEN

Lonnie C. Hill, Esquire (via email lchill@dejazzd.com) CC; Bruce and Angela Varney (via certified mail)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO TITLE INSURANCE COMPANY vs.
BRUCE E VARNEY (et al.)

Case Number 2018CV597

PROPERTY ADDRESS

253 HOLLOW ROAD, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>МЕМО</i>	СНК #	DEBIT	CREDIT
03/19/2019	Advance Fee	Advance Fee	2670501514	\$0.00	\$1,350.00
03/19/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/19/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/19/2019	Crying Sale			\$10.00	\$0.00
03/19/2019	Docketing			\$15.00	\$0.00
03/19/2019	Levy			\$15.00	\$0.00
03/19/2019	Mailing Costs			\$24.00	\$0.00
03/19/2019	Posting Handbill			\$15.00	\$0.00
03/19/2019	Sheriff Automation Fund			\$50.00	\$0.00
03/19/2019	Web Posting			\$100.00	\$0.00
05/02/2019	Service			\$180.00	\$0.00
05/02/2019	Service Mileage			\$16.00	\$0.00
05/02/2019	Copies			\$6.00	\$0.00
05/02/2019	Notary Fee			\$15.00	\$0.00
05/02/2019	Surcharge			\$130.00	\$0.00
05/02/2019	Tax Claim Search			\$5.00	\$0.00
05/02/2019	Continued or Cancelled Sale	Cancelled on: 05/02/2019		\$10.00	\$0.00
05/02/2019	Refund	(PAID 05/02/2019)	8567	\$726.50	\$0.00

\$1,350.00 \$1,350.00

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TROTAL DAY A	NICHT.	\$0.00	
I TOTAL BALA	INCE:	20.00	

 Printed:
 5/2/2019
 9:58:26AM
 (c) CountyState Sheriff, Teleosoft, Inc.
 Page 1 of 1

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TITLE INSURANCE COMPANY]	Case Nun	nber
vs. VARNEY,	BRUCE E (et al.)			2018CV	
	SERVICE CO	VER SHE	EET		
Service De			_ 		
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi			
Name:	(POSTING)	Served:	Personally Ac	lult in Charge Pos	sted · Other
Primary Address:	253 HOLLOW ROAD CATAWISSA, PA 17820	Adult In Charge:			
Phone:	DOB:	Relation:			:
Alternate Address:		Date:	4-22-19	Time:	1:35
Phone:		Deputy:	7	Mileage:	
Attorney /	Originator:				
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	••	-	
Service A	ttempts:				· ·
Date:					
Time:					
Mileage:					
Deputy:					
Service A	ttempt Notes:	-			
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(POSTING

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TITLE INSURANCE COMPANY VARNEY (et al.)	Case Number 2018CV597
	SHERIFF'S RETURN OF SERVICE	
04/22/2019	11:35 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCO SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REC REAL ESTATE LOCATED AT 253 HOLLOW ROAD, CATAWISSA, PA 178	QUESTED HANDBILL UPON TH
	JONATH	HAN BROADT, DEPUTY
	SO ANS	SWERS,
	Time	sty T. Chambalain
April 22, 20	19 TIMOTH	HY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC

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

			NOTARY	
Affirmed and s	ubscribed to be	fore me this		0 0 42
22ND	day of	APRIL	, 2019	Sarah Jane Klingane

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

Date: 04/05/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 34948

VARNEY BRUCE E & ANGELA L 253 HOLLOW RD CATAWISSA PA 17820

District: CATAWISSA TWP Deed: 20070 -4299 Location: 253 HOLLOW RD Parcel Id:09 -08 -006-00,000

Assessment: 24,032 Balances as of 04/05/2019

YEAR TAX TYPE TA NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

By: COLUMBIA COUNTY SHERIFF	Per:
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS. VARNEY, BRUCE E (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Columbia County Tax Office Served: Personally Addit in Charge Primary PO Box 380 Adult in Charge: Served: Possonally Addit in Charge: Served: Served: Possonally Addit in Charge: Served: Se	35
Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Addit in Charge Primary PO Box 380 Adult in Charge: Sherry Pone: S70-389-5649 DOB: Relation: Charge: Sherry Pone: Deputy: Ly Mileage: Alternate Address: Phone: Deputy: Ly Mileage: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date: Service Attempts:	
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Columbia County Tax Office Served: Personally Addit In Charge Primary PO Box 380 Adult In Charge: Survey: String Primary Address: Bloomsburg, PA 17815 Charge: Survey Phone: 570-389-5649 DOB: Relation: Curly Alternate Address: Phone: Deputy: L4 Mileage: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date: Service Attempts:	
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Addit in Charge Primary PO Box 380 Adult in Charge: SLEECH EVALLS Charge: SLEECH EVALLS Charge: Alternate Address: Date: Deputy: Light Mileage: Alternate Address: Phone: Deputy: Light Mileage: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date: Service Attempts:	
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Columbia County Tax Office Served: Personally Addit In Charge Primary PO Box 380 Adult In Charge: Suecus Evalus Charge: Suecus Evalus Phone: 570-389-5649 DOB: Relation: CLEX Alternate Address: Phone: Deputy: Light Mileage: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date: Date: Date: Service Attempts:	osted Other
Name: Columbia County Tax Office Primary PO Box 380 Adult In Charge: Survey: Adult In Charge: Adult In Char	osted Other
Primary PO Box 380 Address: Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Relation: CLELY Alternate Address: Phone: Deputy: L4 Mileage: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date: Survice Attempts:	osted · Other
Address: Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Relation: CLEX Alternate Address: Phone: Deputy: L4 Mileage: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date: Service Attempts:	
Phone: 570-389-5649 DOB: Relation: CLELY Alternate	
Address: Phone: Deputy: Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date:	
Attorney / Originator: Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date:	0825
Name: FIDELITY NATIONAL LAW GROUP Phone: Service Attempts: Date:	
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COLUMBIA COUNTY TAX C

2018CV597

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO vs.	TITLE INSURANCE COMPANY			e Number
	BRUCE E (et al.)		20.	18CV597
	SERVICE CO	VER SHE	ET	
Service De	***			
Category:	Real Estate Sale - Sale Notice		Zone:	35
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS -	
Serve To:		Final Servi		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	CLAUDIA ROPE	
Phone:	DOB:	Relation:	CLERK	
Alternate Address:		Date:	3/21/19 Time:	P\$80
Phone:	en de la companya del companya de la companya de la companya del companya de la companya del la companya de la	Deputy:	Mileage:	
ttorney / (Ortginator:			
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	7	
Service Att	empts:	ey .		
Date:				
Time:	of Particular Process of Tables of Control Con		A COMMISSION OF THE PROPERTY O	antiquitati finalesi ka fina siyah qi selati, success o anno siyah qi selati
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DOMESTIC RELATIONS OF

2018CV597

1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO TITLE INSURANCE COMPANY vs.
BRUCE E VARNEY (et al.)

Case Number 2018CV597

SHERIFF'S RETURN OF SERVICE

03/21/2019 01:16 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TWIT: BRUCE E VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820

SO ANSWERS.

JĖ\$SICA SURKIN, DEPU

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 21, 2019

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

21ST day of

of MARCH

2019

Saux Jone Klingaman

Plaintiff Attorney: FIDELITY NATIONAL LAW GROUP, 1515 MARKET STREET SUITE 1410, PHILADELPHIA, PA 19102

gry CountySuite Chemic Talkosom Inc

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO vs.	TITLE INSURANCE COMPANY				Number
	BRUCE E (et al.)			201	8CV597
	SERVICE C	OVER SHE	EET		
Service De	tails:		. 1		• . • •
Category:	Real Estate Sale - Sale Notice	t that the c		Zone:	35
Manner:	< Not Specified >	Expires:	and and artists The second sec	Warrant:	
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ce:		
Name:	BRUCE E VARNEY	Served:	Personally A	dult In Charge	· Posted · Othe
Primary Address:	253 HOLLOW ROAD CATAWISSA, PA 17820	Adult In Charge:		· · · · · · · · · · · · · · · · · · ·	
Phone:	DOB:	Relation:	No. 2010 Control of the Control of t		
Alternate Address:		Date:	3/21/19	Time:	1.14
Phone:		Deputy:	8	Mileage:	
ttorney /	Originator:		en de la companya de La companya de la co		·
Name:	FIDELITY NATIONAL LAW GROUP	Phone:			
ervice Att	empts:	* * * * * * * * * * * * * * * * * * *	7 10 10 1	er e e	
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VARNEY, BRUCE E

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO TITLE INSURANCE COMPANY vs.
BRUCE E VARNEY (et al.)

Case Number 2018CV597

SHERIFF'S RETURN OF SERVICE

03/21/2019 01:16 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRUCE VARNEY HE HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANGELA VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820.

JESSICA SURKIN, DEPUT

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 21, 2019

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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

NOTARY

Affirmed and subscribed to before me this

21ST day of

MARCH

2019

Sauch Jack lugamen

Plaintiff Attorney: FIDELITY NATIONAL LAW GROUP, 1515 MARKET STREET SUITE 1410, PHILADELPHIA, PA 19102

incideunts@ate Shesin Telegeet In-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO	TITLE INSURANCE COMPANY		Case Number
	BRUCE E (et al.)		2018CV597
	SERVICE CO	VER SHE	ET
Service De	tails:	•	
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:	Zone: 35 Warrant:
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS
Serve To:		Final Servi	
Name:	ANGELA VARNEY	Served:	Personally · Adult In Charge · Bosted · Other
Primary	253 HOLLOW ROAD	Adult In	
Address:	CATAWISSA, PA 17820	Charge:	Bruce Varney
Phone:	DOB:	Relation:	Husband
Alternate Address:		Date:	3/21/19 Time: 11.16
Phone:		Deputy:	Mileage:
Attorney /	Originator:		
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	
Service Att	tempts:		$(\mathbf{x}_{i},\mathbf{y}_{i})$, where \mathbf{x}_{i} is the second constant of
Date:			
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Mileage:			
Deputy:			
Service At	tempt Notes:	• A	
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VARNEY, ANGELA

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TITLE INSURANCE COMPANY			Case Number	
vs. VARNEY, I	BRUCE E (et al.)			2018CV597	
	SERVICE CO	VER SHE			
Service De					
Category:	Real Estate Sale - Sale Notice			Zone: 35	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ce:		
Name:	OCCUPANT	Served:	Personally Adu	It In Charge Posted · O	ther
Primary Address:	253 HOLLOW ROAD CATAWISSA, PA 17820	Adult in Charge:	Bruce	Varney	
Phone:	DOB:	Relation:	Def		
Alternate Address:		Date:	3/21/19	Time:	•
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:		Service of the servic		
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	· · · · · · · · · · · · · · · · · · ·		•
Service At	tempts:				
Date:				Appetrix September 1980 - Antibid 1981 - Antibid 19	1
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CCUPANT

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	TITLE INSURANCE COMPANY		Case Number 2018CV597
VARINET, E	BRUCE E (et al.)		
e - a	SERVICE CO	VER SHE	3ET
Service De	and the control of th		
Category:	Real Estate Sale - Sale Notice		Zone: 35
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS
Serve To:		Final Servi	ce:
Name:	CATAWISSA BOROUGH	Served:	Personally Adult In Charge Posted · Other
Primary Address:	307 MAIN STREET CATAWISSA, PA 17820	Adult In Charge:	Connie Cole
Phone:	DOB:	Relation:	Sec.
Alternate Address:		Date:	3/21/19 Time: 1:24
Phone:		Deputy:	Mileage:
Attorney /	Originator:	e Line of the second	
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	The second secon
Service Att	lempts:		
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CATAWISSA BOROUGH 2018CV59

307 MAIN STREET, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TITLE INSURANCE COMPANY		Case Number
vs. VARNEY, BRUCE E (et al.)			2018CV597
. "	SERVICE (COVER SHEET	
Service De		SOVER OTILET	
Category:	Real Estate Sale - Sale Notice		Zone: 35
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AN		S
Serve To:		Final Service:	
Name:	Paula Clark	Served: Pers	onally Adult In Charge · Posted · Othe
Primary Address:	138 South Street Catawissa, PA 17820	Adult In Charge:	
Phone:	570-356-2189 DOB :	Relation:	
Alternate Address:		Date: 3/	21/19 Time: 124
Phone:	The second secon	Deputy:	Mileage:
ttorney / (Originator:		
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	
ervice Att	tempts:		
Date:			
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ervice Att	tempt Notes:	The state of the s	Side Year in plantage and the second
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CLARK, PAULA

2018CV597

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO vs.	TITLE INSURANCE COMPANY		Case Number			
	BRUCE E (et al.)		2018CV597			
SERVICE COVER SHEET						
Service De	talls:					
Category:	Real Estate Sale - Sale Notice		Zone: 35			
Manner:	< Not Specified >	Expires:	Warrant:			
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIGHTS				
Serve To:	The state of the s	Final Service:				
Name:	CATAWISSA SEWER TREATMENT PLANT	Served: Personally	· Adult In Charge · Posted · Other			
Primary Address:	SOUTH FIRST STREET CATAWISSA, PA 17820	Adult In Charge:	nie Cole			
Phone:	DOB:	Relation:				
Alternate Address:		Date: 3/21/1	9 Time: 2:01			
Phone:		Deputy:	Mileage:			
Attorney /	Originator:					
Name:	FIDELITY NATIONAL LAW GROUP	Phone:	And the second s			
Service At	tempts:	# *** *********************************				
Date:						
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Service At	lempt Notes:					
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CATAWISSA SEWER TREA

2018CV597

SOUTH FIRST STREET, CATAWISSA, PA 17820

PRESS ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 03/19/19

Ad ID: 1163028

Description: VARNEY SALE

Run Dates: 05/08/19 to 05/22/19 Class:

Agate Lines:

Blind Box:

288

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$1,740.00

\$0.00

Publication Press Enterprise

Stop Start 05/08/1905/22/19 Inserts Cost \$1,740.00

SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foredosure) No. 2018CV597

Issued nut of the Creat of Common Plans of Columbia County, Percentrans and to me identical, I will expose the following described property at public sale at the Columbia County County-Levi the Town of Bloumstang, County of Culumbia, Commonwealth of Percentranses.

WEDNESDAY MAY 29 2019 AT 9:00 O'CLOCK & M

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on till in the Shoriff's Office no later then theirly (30) days after the date of the sale of any property solithereauder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filling, unless exceptions are filled with this Shoriff's Office prior thereto.

ALL HEAT CERTAIN peaces, parcels or lots of brid solutions of Catavessa II weights in the south side of State light work bown as the Hebber Read loading from Catavessa in Bloomsburg, Columbia County, Perinsylvania, hounded and described as follows, in vari

PARCLY NO. 1
BE GINNING at an one pin on the southern add of the alloresaid State Highway in line of little distriction of conserty of William Bracilistic, being Lot No. 5, and during planne by the southern line alloresaid State Highway, each 1/4 diagnoss 50 minutes cast. 1/3 from to an one pin or the swistern line of Lot No. 3
BE NOE by the western line of Lot No. 3, south 1/5 diagnoss 10 minutes cast. 200 act as an one pin tille line of land new or formerly of Chadros MC creasy.
BE NOE by the western line of an order one or formerly of Chadros MC creasy.
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Seized and taken into execution to be seld as the property of BRUCE E, VARNET ANGELA VARNEY in suit of CHICAGO TITLE INSURANCE COMPANY

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TIMOTHY T. CHAMBERLAIN, Shoriff COLUMBIA COUNTY Pennsylvania

Attorney for the Plainteff: FEXT TY NATIONAL LAW GROUP PHILADELPHIA, PA 215-563, 7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP

1515 Market Street, Suite 1410 Philadelphia, PA 19102

Phone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com

Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

CIVIL ACTION

NO. 2018-CV-597

2019-ED-35

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest, and costs against Defendants, Bruce Varney and Angela Varney ("Defendants"):

(a) You are directed to levy upon the property of the Defendant and to sell Defendants' interest therein: real property located 253 Hollow Road, Catawissa, PA 17820-7805; and

AMOUNT DUE

Judgment on 12/2/17 Post-judgment Interest as of 1/30/19 Sheriff filing fees \$65,975.24.00 \$1229.49

\$1350.00

Total

\$68,554.73

By:

Deputy

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

Date: 0(0,0) 5,2019

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP 1515 Market Street, Suite 1410

Philadelphia, PA 19102 Phone: (267) 608-1733

Fax: (215) 241-8794 Nicole.cohen@fnf.com Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

v,

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

CIVIL ACTION NO. 2018-CV-597

2019 ED - 35

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Pursuant to Pa. R. Civ. P. 3103, kindly issue the enclosed writ of execution for real property in the above-captioned matter, directed to the Office of the Sheriff:

- (1) Against Defendants Bruce Varney and Angela Varney;
- (2) AMOUNT DUE:

Judgment on 12/7/17	\$65,975.24.00
Post-judgment Interest as of 1/30/19	\$1229.49
Sheriff filing fees	\$1350.00
Total	\$68,554.73

(3) Index this writ against Defendant, Bruce Varney and Angela Varney, property located at 253 Hollow Road, Catawissa PA 17820-7805.

FIDELITY NATIONAL LAW GROUP

By:

Date: | 30 | 9

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REAL ESTATE OUTLINE

ED# 2019 ED 35

DATE RECEIVED 3-5-20	019				
DOCKET AND INDEX 2015	r CV 597				
CHECK FOR PROPER	INFO.				
WRIT OF EXECUTION					
COPY OF DESCRIPTION	X				
WHEREABOUTS OF LKA	_X				
NON-MILITARY AFFIDAVIT	X				
NOTICES OF SHERIFF SALE					
WAIVER OF WATCHMAN	<u>'X</u>				
AFFIDAVIT OF LIENS LIST	<u>X</u>				
CHECK FOR \$1,350.00 OR	<u>X</u> CK# 2670501574				
IF ANY OF ABOVE IS MISSING DO NOT PROCEED					
SALE DATE	May 29 19 TIME 9:00				
POSTING DATE	11 kg 39, 11 11 11 11 11 11 11 11 11 11 11 11 11				
	1 ST WFFK				
ADV. DATES FOR NEWSPAPER	T TATALE				
	2 ND WEEK				
	3 RD WEEK				

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the southern side of the aforesaid State Highway in line of land now or formerly of William Bruchard, being Lot No. 5, and running thence by the southern line of the aforesaid State Highway, north 74 degrees 50 minutes east, 113 feet to an iron pin on the western line of Lot No. 3;

THENCE by the western line of said Lot No. 3, south 15 degrees 10 minutes east, 200 feet to an iron pin in the line of land now or formerly of Charles W. Creasy;

THENCE by line of said Creasy, south 74 degrees 50 minutes west 113 feet to an iron pin in the eastern line of Lot No. 5;

THENCE by the eastern line of said lot, north 15 degrees 10 minutes west, 200 feet to the iron pin on the southern line of the aforesaid State Highway, the place of beginning.

Being Lot No. 4 in a parcel of five lots laid out and surveyed by Howard Fetterolf, R.E. on September 14, 1949, for Luther P. Creasy. Upon which is erected a frame bungalow.

PARCEL No. 2:

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner in the southerly line of land now or formerly of Marion R. Mears and Hazel P. Mears and running thence along the easterly line of land now for formerly of Michael J. Haladay and wife south 15 degrees 10 minutes east 45 feet to an iron pin corner in line of lands now or formerly of Donald R. Creasy and Geraldine R. Creasy, his wife.

THENCE long the same north 66 degrees 33 minutes east 114.3 feet to an iron pin corner in the westerly line of lands now or formerly of John Sturgin and wife;

THENCE along the westerly line of lands now or formerly of said Stugrin north 15 degrees 10 minutes west 28.6 feet to an iron pin corner in the southerly line of lands now or formerly of Marion R. Mears and Hazel P. Mears;

THENCE along the same south 70 degrees 50 minutes west 113 feet to an iron pin corner, the place of beginning.

CONTAINING .095 acres of lands according to a survey and draft made by Howard Fetterolf, R.E. on May 9, 1964.

The above two (2) parcels UNDER AND SUBJECT to a sewer line agreement dated July 28, 1964 and recorded in the Office of the Recorder in and for Columbia County in Miscellaneous Book 39 at page 283.

BEING the same premises which Matthew J. Rebuck and Rebecca I. Wilkinson, now by marriage, Rebecca I. Rebuck, husband and wife by their Deed dated November 22, 2004 and recorded on November 23, 2004 in the Office of the Columbia County Recorder as Instrument No.: 200413352, granted and conveyed unto Curtis A. Yohey, Jr. and Jennifer A. Griffin, grantors herein.

Columbia Parcel Viewer Page 1 of 1



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP 1515 Market Street, Suite 1410 Philadelphia, PA 19102

Phone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

CIVIL ACTION

NO. 2018-CV-597

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

Chicago Title Insurance Company, 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 253 Hollow Road, Catawissa, PA 17820:

See description attached hereto as Exhibit "1"

1. Name and address of owner(s) or reputed owner(s):

Bruce and Angela Varney

253 Hollow Road, Catawissa, PA 17820

2. Name and address of defendant(s) in the judgment:

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

Service 1st Federal Credit Union 1419 Montour Blvd PO Box 159 Danville, PA 17821

Plaintiff, Chicago Land Title Insurance Company Fidelity National Law Group 1515 Market Street, Suite 1410 Philadelphia, PA 19102

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

Service 1st Federal Credit Union 1419 Montour Blvd PO Box 159 Danville, PA 17821

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

Plaintiff, Chicago Land Title Insurance Company Fidelity National Law Group 1515 Market Street, Suite 1410 Philadelphia, PA 19102 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:

Bruce and Angela Varney Service 1st Federal Credit Union Plaintiff, Chicago Land Title Insurance Company

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:

N/A

The statement set forth above is true and correct, to the best of my personal knowledge, information and belief. This Affidavit is made subject to 18 Pa.C.S.A. §4204 relating to unsworn falsification to authorities.

Date: 1 30 19

NICOLE R. COHEN Attorney for Plaintiff

EXHIBIT "1"

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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CONTAINING .095 acres of lands according to a survey and draft made by Howard Fetterolf, R.E. on May 9, 1964.

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BEING the same premises which Matthew J. Rebuck and Rebecca I. Wilkinson, now by marriage, Rebecca I. Rebuck, husband and wife by their Deed dated November 22, 2004 and recorded on November 23, 2004 in the Office of the Columbia County Recorder as Instrument No.: 200413352, granted and conveyed unto Curtis A. Yohey, Jr. and Jennifer A. Griffin, grantors herein.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV597

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

WEDNESDAY, MAY 29, 2019 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 pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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Being Lot No. 4 in a parcel of five lots laid out and surveyed by Howard Fetterolf, R.E. on September 14, 1949, for Luther P. Creasy, upon which is erected a frame bungalow.

PARCEL No.2:

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PROPERTY ADDRESS: 253 HOLLOW ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 08 00600

Seized and taken into execution to be sold as the property of BRUCE E VARNEY, ANGELA VARNEY in suit of CHICAGO TITLE INSURANCE COMPANY.

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: FIDELITY NATIONAL LAW GROUP PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP

1515 Market Street, Suite 1410 Philadelphia, PA 19102

Phone: (267) 608-1727 Fax: (215) 241-8794 Grant.Berger@fnf.com

Attorney for Plaintiff, Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY

Plaintiff,

v.

BRUCE VARNEY AND ANGELA VARNEY

Defendants.

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA

NO. 16-07434-RC

WRIT OF EXECUTION NOTICE

<u>Notice</u>

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR 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.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP

1515 Market Street, Suite 1410

Philadelphia, PA 19102 Phone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com

Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

CIVIL ACTION

NO. 2018-CV-597

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

AFFIDAVIT OF NON-MILITARY SERVICE AND RESIDENCE

STATE OF PENNSYLVANIA

: ss

COUNTY OF PHILADELPHIA

- I, Nicole R. cohen, counsel for Plaintiff do hereby depose and state:
- 1. Bruce Varney is not in the Military or Naval Service of the United States or any state or territory thereof nor its Allies as defined by the Soldiers' and Sailors' Civil Relief Act of 2003 and the amendments thereto.
- 2. Angela Varney is not in the Military or Naval Service of the United States or any state or territory thereof nor its Allies as defined by the Soldiers' and Sailors' Civil Relief Act of 2003 and the amendments thereto.

The statement set forth above is true and correct, to the best of my personal knowledge, information and belief. This Affidavit is made subject to 18 Pa.C.S.A. §4204 relating to unsworn falsification to authorities.

Date: | 30 | 19

NICOLE R. COHEN Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP 1515 Market Street, Suite 1410 Philadelphia, PA 19102

Phone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

CIVIL ACTION

NO. 2018-CV-597

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: May 29" 2019

TIME: 9:00 am

LOCATION: 253 Hollow Road, Catawissa, PA

of all the estates, rights, titles, properties, claims and demands of the property of BRUCE AND ANGELA VARNEY, which are more fully described below.

THE PROPERTY TO BE SOLD IS (SEE DESCRIPTION ATTACHED-EXHIBIT A)

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is

BRUCE AND ANGEA VARNEY

THE LOCATION of your property to be sold is:

THE LOCATION of your property to be sold is:

253 Hollow Road, Catawissa PA 17820 Columbia County Pennsylvania

THE JUDGMENT IN REM under or pursuant to which your property is being sold is against the within named property of BRUCE AND ANGELA VARNEY, in favor of CHICAGO TITLE INSURANCE COMPANY, docketed in the within Commonwealth and County to Docket 2018 CV 597

Amount Due:

Post-judgment Interest as of 1/30/19	\$1229.49
Sheriff filing fees	\$1350.00
Total	\$68,554.73

PLUS interest after December 7, 2017, additional attorney's fees, costs of suit and all other amounts, fees and costs incidental to execution and levy. If you have a question about the full amount due and owing through the date of the Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a SCHEDULE OF DISTRIBUTION, being a list of the persons and/or government or corporate entities or agencies being entitled to receive part of the proceeds of the Sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.

Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT IN REM AGAINST YOUR PROPERTY.

BY ORDER OF THE SHERIFF COURTHOUSE, COLUMBIA COUNTY, PA

Sir. – There will be placed in your hands for service a writ of execution, styled as follows:

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL ACTION

NO. 2018-CV-597

WATCHMAN RELEASE FORM

Instructions

If writ of execution, state below where defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach copies of description together with location of premises. In all services give information as to the parties to be served with addresses, etc.

See legal description attached hereto for property located at 253 Hollow Road, Catawissa, PA 17820-7805

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within may leave same without a watchman, in custody of whoever is found in possession, after notifying 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.

Nicole Cohen, Esquire Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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PARCEL No. 2:

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BEGINNING at an iron pin corner in the southerly line of land now or formerly of Marion R. Mears and Hazel P. Mears and running thence along the easterly line of land now for formerly of Michael J. Haladay and wife south 15 degrees 10 minutes east 45 feet to an iron pin corner in line of lands now or formerly of Donald R. Creasy and Geraldine R. Creasy, his wife.

THENCE long the same north 66 degrees 33 minutes east 114.3 feet to an iron pin corner in the westerly line of lands now or formerly of John Sturgin and wife;

THENCE along the westerly line of lands now or formerly of said Stugrin north 15 degrees 10 minutes west 28.6 feet to an iron pin corner in the southerly line of lands now or formerly of Marion R. Mears and Hazel P. Mears;

THENCE along the same south 70 degrees 50 minutes west 113 feet to an iron pin corner, the place of beginning.

CONTAINING .095 acres of lands according to a survey and draft made by Howard Fetterolf, R.E. on May 9, 1964.

The above two (2) parcels UNDER AND SUBJECT to a sewer line agreement dated July 28, 1964 and recorded in the Office of the Recorder in and for Columbia County in Miscellaneous Book 39 at page 283.

BEING the same premises which Matthew J. Rebuck and Rebecca I. Wilkinson, now by marriage, Rebecca I. Rebuck, husband and wife by their Deed dated November 22, 2004 and recorded on November 23, 2004 in the Office of the Columbia County Recorder as Instrument No.: 200413352, granted and conveyed unto Curtis A. Yohey, Jr. and Jennifer A. Griffin, grantors herein.

Fidelity National Law Group

1515 Market Street, Suite 1410 Philadelphia, PA 19102

Nicole Cohen, Esquire Telephone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com

TO:

Service 1st Federal Credit Union 1419 Montour Blvd PO Box 159 Danville, PA 17821

Bruce and Angela Varney 253 Hollow Road Catawissa, PA 17820-7805

NOTICE IS HEREBY GIVEN to the Defendant in the within action and those parties who hold one or more mortgages, judgment or tax and other municipal liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, by being notified of said Sheriff's Sale.

Date: 1/30/19

By:

Nicole R. Cohen, Esquire Attorney for Plaintiff Fidelity National Law Group 1515 Market Street, Suite 1410 Philadelphia, PA 19102 (267) 608-1733 ID #204015

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015)
FIDELITY NATIONAL LAW GROUP
1515 Market Street, Suite 1410
Philadelphia, PA 19102
Phanes (207), 608, 1783

Phone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

CIVIL ACTION

NO. 2018-CV-597

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

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Т	hat the	Sheriff's	Sale	of Real	l Property	(real	estate)	will	he	held	ŀ

DATE:

TIME:

LOCATION:

of all the estates, rights, titles, properties, claims and demands of the property of BRUCE AND ANGELA VARNEY, which are more fully described below.

THE PROPERTY TO BE SOLD IS (SEE DESCRIPTION ATTACHED-EXHIBIT A)

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is

BRUCE AND ANGEA VARNEY

THE LOCATION of your property to be sold is:

THE LOCATION of your property to be sold is:

253 Hollow Road, Catawissa PA 17820 Columbia County Pennsylvania

THE JUDGMENT IN REM under or pursuant to which your property is being sold is against the within named property of BRUCE AND ANGELA VARNEY, in favor of CHICAGO TITLE INSURANCE COMPANY, docketed in the within Commonwealth and County to Docket 2018 CV 597

Amount Due:

Judgment on 12/2/17	\$65,975.24.00
Post-judgment Interest as of 1/30/19	\$1229.49
Sheriff filing fees	\$1350.00
Total	\$68,554.73

PLUS interest after December 7, 2017, additional attorney's fees, costs of suit and all other amounts, fees and costs incidental to execution and levy. If you have a question about the full amount due and owing through the date of the Sheriff's Sale, you can get that information by contacting the attorney whose name, address and telephone number appears below.

TAKE NOTICE that a SCHEDULE OF DISTRIBUTION, being a list of the persons and/or government or corporate entities or agencies being entitled to receive part of the proceeds of the Sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY.

Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT IN REM AGAINST YOUR PROPERTY.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, <u>YOU MUST</u> ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services 168 E. Fifth Street Bloomsburg, PA 17815 (570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

- 1. You may file a petition with the Court of Common Pleas of the within County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you.
- 2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
- 3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office – Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the southern side of the aforesaid State Highway in line of land now or formerly of William Bruchard, being Lot No. 5, and running thence by the southern line of the aforesaid State Highway, north 74 degrees 50 minutes east, 113 feet to an iron pin on the western line of Lot No. 3;

THENCE by the western line of said Lot No. 3, south 15 degrees 10 minutes east, 200 feet to an iron pin in the line of land now or formerly of Charles W. Creasy;

THENCE by line of said Creasy, south 74 degrees 50 minutes west 113 feet to an iron pin in the eastern line of Lot No. 5;

THENCE by the eastern line of said lot, north 15 degrees 10 minutes west, 200 feet to the iron pin on the southern line of the aforesaid State Highway, the place of beginning.

Being Lot No. 4 in a parcel of five lots laid out and surveyed by Howard Fetterolf, R.E. on September 14, 1949, for Luther P. Creasy. Upon which is erected a frame bungalow.

PARCEL No. 2:

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

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THENCE long the same north 66 degrees 33 minutes east 114.3 feet to an iron pin corner in the westerly line of lands now or formerly of John Sturgin and wife;

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NICOLE R. COHEN (PA 204015) FIDELITY NATIONAL LAW GROUP 1515 Market Street, Suite 1410 Philadelphia, PA 19102

Phone: (267) 608-1733 Fax: (215) 241-8794 Nicole.cohen@fnf.com Attorney for Plaintiff

CHICAGO TITLE INSURANCE COMPANY,

Plaintiff,

CIVIL ACTION

NO. 2018-CV-597

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

AFFIDAVIT OF WHEREABOUTS

- I, Nicole R. Cohen, of full age and duly sworn according to law, depose and say:
- 1. I am counsel for Plaintiff in the above action and have personal knowledge of the factual background and procedural history of this matter.
- 2. In order to effectuate personal service of the Writ of Execution for personal property in this action, the Sheriff of Columbia County served both Bruce and Angela Varney, in person, at 253 Hollow Road, Catawissa PA 17820 on August 7, 2018. See Sheriff's Return of Service attached hereto as Exhibit "1."
- 3. In order to effectuate personal service of the Complaint which was filed in Chester County, the Sheriff of Chester County also served Bruce and Angela Varney, in person, at 253 Hollow Road, Catawissa PA 17820 on August 15, 2016. See Sheriff's Return of Service attached hereto as Exhibit "2."

- 4. All filings in this action to date have been successfully mailed to, without being returned for failure to deliver, Bruce and Angela Varney at 253 Hollow Road, Catawissa PA 17820.
- 5. As such, I am executing this Affidavit to attest to the truthfulness of the foregoing, and for whatever legal purposes it may serve.

The statement set forth above is true and correct, to the best of my personal knowledge, information and belief. This Affidavit is made subject to 18 Pa.C.S.A. §4204 relating to unsworn falsification to authorities.

Date: | 30|19

NICOLE R. COHEN Attorney for Plaintiff

EXHIBIT "1"

PLEASE PROVIDE A POSTAGE PAID SELF-ABDRESSED ENVELOPE FOR RETURN OF SERVICE

COSTS/PROCEDURES:

REAL ESTATE 610-344-6859 **CIVIL PROCESS** 610-344-5978

COUNTY OF CHESTER - OFFICE OF THE SHERIFF
CHESTER COUNTY JUSTICE CENTER
201 WEST MARKET STREET, SUITE 1201
P.O. BOX 2746

WEST CHESTER, PA 19380-0989 FAX: 610-344-5345

SHERIFF SERVICE

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PLEASE PROVIDE A POSTAGE PAID SELF-AD' SSSED ENVELOPE FOR RETURN OF SERVICE

COSTS/PROCEDURES: **REAL ESTATE**

610-344-6859 **CIVIL PROCESS** 610-344-5978

COUNTY OF CHESTE

CE OF THE SHERIFF

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CHESTE (CE OF THE SI CHESTER COUNT : JUSTICE CENTER 201 WEST MARKET STREET, SUITE 1201 P.O. BOX 2746 WEST CHESTER, PA 19380-0989 FAX: 610-344-5345

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EXHIBIT "2"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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CHICAGO vs.	TITLE INSURANC	CE COMPANY			Case Number
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08/16/2016	REQUESTED C		E BY HANDING A NEY HIS WIFE, WI	TRUE COPY TO A 1 TO ACCEPTED AS OAD, CATAWISS	
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CHICAGO TITLE INSURANCE COMPANY
V\$.
BRUCE E VARNEY (et al.)

Case Number 2018CV597

SHERIFF'S RETURN OF SERVICE

08/07/2018 02:45 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION AND CLAIM FOR EXEMPTION FORM BY "PERSONALLY" HANDING A TRUE AND ATTESTED COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRUCE E VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820, INFORMED DEFENDANT OF CONTENTS OF SAME AND LEVIED UPON PERSONAL PROPERTY AS DIRECTED.

KRISTIE ROSPENDOWSKI, DEPUTY

KRISTIÉ ROSPENDÓWSKI, DEPL

08/07/2018 02:45 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION AND CLAIM FOR EXEMPTION FORM BY "PERSONALLY" HANDING A TRUE AND ATTESTED COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ANGELA VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820, INFORMED DEFENDANT OF CONTENTS OF SAME AND LEVIED UPON PERSONAL PROPERTY AS DIRECTED.

SO ANSWERS.

August 07, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

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

				NOTARY		
Affirmed and subs	cribed to befor	e me this			0	
7TH	day of	AUGUST	_'	2018	Dalah Jacklugan	رم)

LEGAL DESCRIPTION

ALL THAT CERTAIN pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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PARCEL No. 2:

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner in the southerly line of land now or formerly of Marion R. Mears and Hazel P. Mears and running thence along the easterly line of land now for formerly of Michael J. Haladay and wife south 15 degrees 10 minutes east 45 feet to an iron pin corner in line of lands now or formerly of Donald R. Creasy and Geraldine R. Creasy, his wife.

THENCE long the same north 66 degrees 33 minutes east 114.3 feet to an iron pin corner in the westerly line of lands now or formerly of John Sturgin and wife;

THENCE along the westerly line of lands now or formerly of said Stugrin north 15 degrees 10 minutes west 28.6 feet to an iron pin corner in the southerly line of lands now or formerly of Marion R. Mears and Hazel P. Mears;

THENCE along the same south 70 degrees 50 minutes west 113 feet to an iron pin corner, the place of beginning.

CONTAINING .095 acres of lands according to a survey and draft made by Howard Fetterolf, R.E. on May 9, 1964.

The above two (2) parcels UNDER AND SUBJECT to a sewer line agreement dated July 28, 1964 and recorded in the Office of the Recorder in and for Columbia County in Miscellaneous Book 39 at page 283.

BEING the same premises which Matthew J. Rebuck and Rebecca I. Wilkinson, now by marriage, Rebecca I. Rebuck, husband and wife by their Deed dated November 22, 2004 and recorded on November 23, 2004 in the Office of the Columbia County Recorder as Instrument No.: 200413352, granted and conveyed unto Curtis A. Yohey, Jr. and Jennifer A. Griffin, grantors herein.

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Document Receipt

Trans # 15673 Carrier / service: USPS Server First-Class Mail® 3/19/2019 12:00:00 AM

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DANVILLE PA 17821

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 764-6300

SUBJECT: FILING WRITS OF EXECUTION IN MORTGAGE FORECLOSURES:

- 1. The following items must be received by the Sheriff's office at the time a Writ of Execution is filed on a Mortgage Foreclosure.
 - A. The original and two copies of the Writ of Execution.
 - B. The original and two copies of the Notice of Sheriff's Sale of Real Estate—description of property should describe improvements, and must include BEING THE SAME PREMISES, ETC.
 - C. The original and five (5) copies of the proposed description, again, including the improvements and BEING THE SAME AS, ETC.
 - D. One copy of the Affidavit of Whereabouts of the defendant(s) and tenants of property, if other than the defendant(s).
 - E. One copy of an Affidavit of Non-Military Service of the defendant(s):
 - F. One copy of the Watchman Release Form, from placing a watchman, insurance, etc.
 - G. One copy of the Affidavit of Liens, including the plaintiff in the Foreclosure according to rule 3129.
- 2. A deposit of \$1,350.00 is required at the time of the filing of the Writ of Execution
 - A. Any additional costs will be billed to you or the unused portion will be refunded upon completion of the case.
- 3. The Sheriff's sale will not be scheduled or advertised until all documents are received and in correct form by this office.
- 4. After viewing all documents, the Sheriff's sale will be scheduled within 60 to 90 days from the Date of receiving this matter.

Fidelity National Law Group

1515 Market Street, Suite 1410 Philadelphia, PA 19102

Amanda Mulholland Office Manager Telephone: (267) 608-1725

Fax: (215) 241-8794 Amanda.mulholland@fnf.com

March 8, 2019

Via Federal Express

Timothy T. Chamberlain, Sheriff Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re: Chicago Title Insurance Company v. Bruce and Angela Varney

CCP, Columbia County, No. 2018-CV-597

Dear Sir/Madam:

Enclosed please find all the required documents per the attached instruction sheet. Kindly execute upon all parties in this matter and return a time-stamped copy in the enclosed self—addressed stamped envelope provided. Also, enclosed is our firm's check in the amount of \$1,350.00 as the required fee.

If you have any questions or concerns, please feel free to call me at 267-608-1725.

Very yours truly,

FIDELITY NATIONAL LAW GROUP

Amanda Mulholland

am

Enclosure(s)

제스토이기 토토병도스 일근근 연락 노랫부근 학을 제거 별도학 이동이스 입근 내

Pay to the Order of: *One Thousand Three Hundred Fifty Pollars And Zero Cents** COLUMBIA COUNTY/SHERIER 35 WEST MAIN STREET BLOOMSBURG, PA 17815 A DIVISION OF ROCK V MOUNTAIN SUPPORT SER VICES
1515 MARKET ST SUFFE 1410
PHILADELEHIA, PA 19482
(267) 608/1725 ELLIEMENOXUMICEEXXOVEICERO ICONASYIBINE HAROLISH KEGERAKOHHE Amount \$1,350.00 2670501514 90-4182/1211 £