

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

**Nicole R. Cohen, Esquire**  
**Vice President, Trial Counsel**  
Telephone: (267) 608-1733  
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Nicole.Cohen@fnf.com

May 1, 2019

**Via Facsimile (570) 389-5625**  
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 Sale is to be cancelled** as the debtors have satisfied their Judgment.

Thank you.

Respectfully submitted,

**FIDELITY NATIONAL LAW GROUP**



NICOLE R. COHEN

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
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
<b>TOTAL BALANCE:</b>				<b>\$0.00</b>	

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV597

## SERVICE COVER SHEET

**Service Details:**

**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:**

**Name:** (POSTING)

**Primary Address:** 253 HOLLOW ROAD  
CATAWISSA, PA 17820

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 4-22-19

**Time:** 11:35

**Deputy:** 7

**Mileage:**

**Attorney / Originator:**

**Name:** FIDELITY NATIONAL LAW GROUP

**Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

04/22/2019 11:35 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON TH REAL ESTATE LOCATED AT 253 HOLLOW ROAD, CATAWISSA, PA 17820.

  
JONATHAN BROADT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 22, 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

22ND day of APRIL, 2019



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

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

Date: 04/05/2019

REAL ESTATE TAX CERTIFICATION  
Fee: \$5.00

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
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NO TAX CLAIM TAXES DUE

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV597

## SERVICE COVER SHEET

### Service Details:

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:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHERCY EVANS

Relation: CLERK

Date: 3/21/19

Time: 0825

Deputy: 4

Mileage:

### Attorney / Originator:

Name: FIDELITY NATIONAL LAW GROUP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2018CV597

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV597

## SERVICE COVER SHEET

**Service Details:**

**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:**

**Name:** Domestic Relations Office of Columbia Co.

**Primary Address:** 11 WEST MAIN STREET

2ND FLOOR

Bloomsburg, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** CLAUDIA ROPER

**Relation:** CLERK

**Date:** 3/21/19 **Time:** 0834

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** FIDELITY NATIONAL LAW GROUP

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2018CV597 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV597

## SHERIFF'S RETURN OF SERVICE

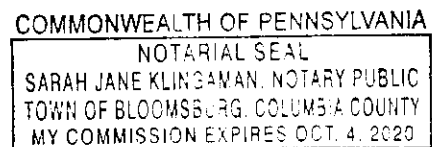
03/21/2019 01:16 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, T WIT: BRUCE E VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

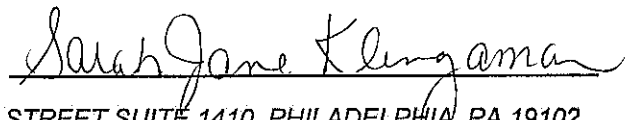
March 21, 2019



NOTARY

Affirmed and subscribed to before me this

21ST day of MARCH, 2019



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

City of Columbia County, Pennsylvania



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV597

## SERVICE COVER SHEET

### Service Details:

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:

Name: BRUCE E VARNEY  
Primary Address: 253 HOLLOW ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3/21/19 Time: 1:16

Deputy: 8 Mileage:

### Attorney / Originator:

Name: FIDELITY NATIONAL LAW GROUP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

VARNEY, BRUCE E

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

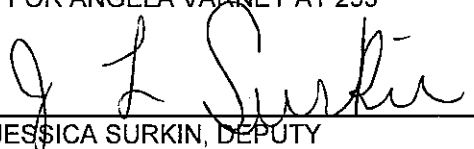


CHICAGO TITLE INSURANCE COMPANY  
vs.  
BRUCE E VARNEY (et al.)

Case Number  
2018CV597

## SHERIFF'S RETURN OF SERVICE

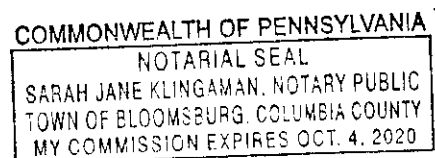
03/21/2019 01:16 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRUCE VARNEY HE HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR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

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

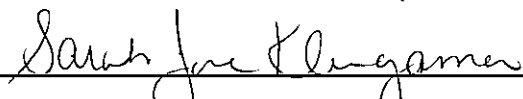
March 21, 2019



NOTARY

Affirmed and subscribed to before me this

21ST day of MARCH, 2019



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

Printed Name/Title/Address/Telephone Number

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV597

## SERVICE COVER SHEET

**Service Details:**

**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:**

**Name:** ANGELA VARNEY  
**Primary Address:** 253 HOLLOW ROAD  
CATAWISSA, PA 17820

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Bosted · Other

**Adult In Charge:** Bruce Varney

**Relation:** Husband

**Date:** 3/21/19 **Time:** 1:16

**Deputy:** 8 **Mileage:**

**Attorney / Originator:**

**Name:** FIDELITY NATIONAL LAW GROUP

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

VARNEY, ANGELA

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV597

## SERVICE COVER SHEET

### Service Details:

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:

Name: OCCUPANT

Primary Address: 253 HOLLOW ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Bruce Varney

Relation: Def

Date: 3/21/19 Time: 1:16

Deputy: 8 Mileage:

### Attorney / Originator:

Name: FIDELITY NATIONAL LAW GROUP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
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4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2018CV597

253 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV597

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < 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 RIGHTS

### Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted · Other

Adult In Charge: Connie Cole

Relation: Sec.

Date: 3/21/19 Time: 1:24

Deputy: Deputy Mileage:

### Attorney / Originator:

Name: FIDELITY NATIONAL LAW GROUP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2018CV597

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV597

## SERVICE COVER SHEET

### Service Details:

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:

Name: Paula Clark  
Primary Address: 138 South Street  
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 3/21/19

Time: 1:26

Deputy: 8

Mileage:

### Attorney / Originator:

Name: FIDELITY NATIONAL LAW GROUP

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CLARK, PAULA

2018CV597

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV597

## SERVICE COVER SHEET

**Service Details:**

**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:**

**Name:** CATAWISSA SEWER TREATMENT PLANT  
**Primary Address:** SOUTH FIRST STREET  
CATAWISSA, PA 17820

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

Connie Cole

**Relation:**

Sec

**Date:**

3/21/19

**Time:**

2:01

**Deputy:**

8

**Mileage:**

**Attorney / Originator:**

**Name:** FIDELITY NATIONAL LAW GROUP

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA SEWER TREA

2018CV597

SOUTH FIRST STREET, CATAWISSA, PA 17820

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 03/19/19

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**

**BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: **1163028**  
Description: **VARNEY SALE**  
Run Dates: **05/08/19 to 05/22/19**  
Class: **2**  
Agate Lines: **288**  
Blind Box:

**Total Ad Cost \$1,740.00**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/08/19	05/22/19	3	\$1,740.00

## SHERIFFS 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, Columbia County, Commonwealth of Pennsylvania.

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:

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 Bruckard, being Lot No. 5, and running thence by the southern line 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 on the line of land now or formerly of Charles W. Cressy;

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

THENCE by the western line of said Lot No. 5, 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. Cressy, upon which is erected a frame hangar.

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. Means and Hazel P. Means and running thence along the easterly line of land now or formerly of Michael J. Hulady and wife south 15 degrees 10 minutes east, 45 feet to an iron pin corner at line of lands now or formerly of Donald R. Cressy and Geraldine R. Cressy, his wife;

THENCE along 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 Stugin and wife;

THENCE along the westerly line of lands now or formerly of said Stugin north 15 degrees 10 minutes west, 276.6 feet to an iron pin corner in the southerly line of lands now or formerly of Marion R. Means and Hazel P. Means;

THENCE along the same south 75 degrees 50 minutes west, 113 feet to an iron pin corner, the place of beginning.

CONTAINING .085 acres of land according to a survey and draft made by Howard Fetterolf, R.E., on May 8, 1964.

The above item (2) parcels UNDER AND SUBJECT to a power of sale agreement dated July 28, 1994 and recorded in the Office of the Recorder and for Columbia County in Miscellaneous Book 39 at page 283.

BEING the same premises which Matthew J. Rebeck and Rebecca L. Wilkerson, now by marriage, Rebecca J. Rebeck, her 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. 260413352,

granted and conveyed unto Curtis A. Yohay, Jr. and Jennifer A. Goffey, grantees herein,

COLUMBIA COUNTY SHERIFFS SALE - Case No. 2018CV597

PROPERTY ADDRESS: 763 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 \$100). 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 BIDDERS 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 PRE-SUBMITTED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. Bidders are payable to the Sheriff, the proceeds check will be payable to Sheriff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
HEFFERTY 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	\$65,975.24.00
Post-judgment Interest as of 1/30/19	\$1229.49
Sheriff filing fees	\$1350.00
<b>Total</b>	<b>\$68,554.73</b>

By:

*Barbara N. Silvestri*  
Prothonotary (Clerk)  
*Kevin J. Antonello*  
Deputy

Date:

March 5, 2019

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

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

FILED  
PROTHONOTARY  
2019 MAR -4 A 11:36  
CLERK OF COURTS  
COUNTY OF COLUMBIA

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
<b>Total</b>	<b>\$68,554.73</b>

(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:



NICOLE R. COHEN

Date: 1/30/19

REAL ESTATE OUTLINE

ED # 2019 ED 35

DATE RECEIVED 3-5-2019  
DOCKET AND INDEX 2018 CV 597

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X  
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 X  
CHECK FOR \$1,350.00 OR X

CK# 2670501514

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

SALE DATE May 29<sup>th</sup> 19 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> 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.

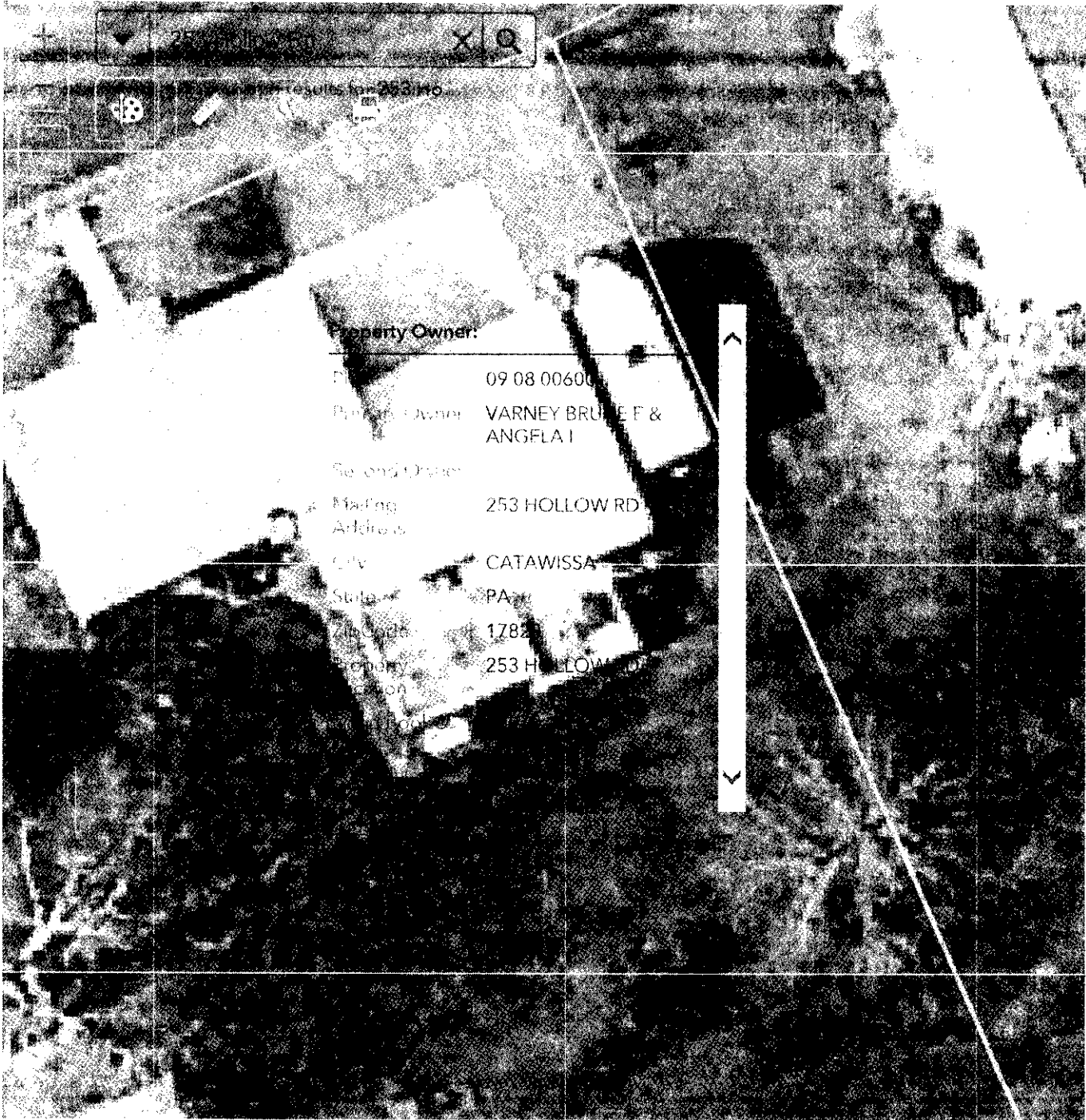
CONTAINING .095 acres of lands according to a survey and draft made by Howard Fetterolf, R.E. on May 9, 1964.

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

Columbia Parcel Viewer



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**

**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:



Bruce and Angela Varney

253 Hollow Road, Catawissa, PA 17820

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

Service 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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: 11/30/19

  
\_\_\_\_\_  
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:

### 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;

THENCE along the westerly line of lands now or formerly of said Sturgin 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.

# 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:

**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 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 follow:

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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;

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 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.

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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.

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
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**

**Notice**

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,

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

**CIVIL ACTION**

**NO. 2018-CV-597**

**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: 1/30/19

  
\_\_\_\_\_  
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,

v.

BRUCE VARNEY AND ANGELA VARNEY,

Defendants.

**CIVIL ACTION**

**NO. 2018-CV-597**

**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<sup>th</sup> 2019

**TIME:** 9:00am

**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:

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

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:

### 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.

## 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 1<sup>st</sup> 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: \_\_\_\_\_

11/30/19

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  
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**

**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:**

**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
<b>Total</b>	<b>\$68,554.73</b>

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, YOU MUST 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:

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 Sturgin 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.

**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**

**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: 1/30/19

  
\_\_\_\_\_  
NICOLE R. COHEN  
Attorney for Plaintiff

## EXHIBIT "1"

**PLEASE PROVIDE A POSTAGE PAID SELF-ADDRESSED 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

TIME STAMP

16239

**SHERIFF SERVICE  
PROCESS RECEIPT AND AFFIDAVIT OF RETURN**

1. PLAINTIFF/S/ <u>Chicago Title Insurance Company</u>		2. COURT NUMBER <u>16-07434-KC</u>	
3. DEFENDANT/S/ <u>Bruce &amp; Angela Varney</u>		4. TYPE OF WRIT OR COMPLAINT <u>Complaint</u>	
SERVE → AT	5. NAME OF INDIVIDUAL/COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. <u>Bruce Varney</u>		
	6. ADDRESS (Street, Apartment Number, City, State and ZIP Code) <u>253 Hollow Road, Catawissa, PA 17820</u>		
7. INDICATE REQUESTED SERVICE: <input type="checkbox"/> PERSONAL <input type="checkbox"/> PERSON IN CHARGE <input checked="" type="checkbox"/> DEPUTIZE <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> POSTED <input type="checkbox"/> OTHER			
Now, <u>Aug 15</u> 20 <u>16</u>		I, SHERIFF OF CHESTER COUNTY, PA, do hereby deputize the Sheriff of <u>Columbia</u> County to execute this writ and make return thereof according to law.	
This deputation being made at the request and risk of the plaintiff. <u>CK# 1267000087445300</u>		<u>Christy B. Webb</u> SHERIFF OF CHESTER COUNTY	
8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:			

261c

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** - Any deputy sheriff levying or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR <u>Nicole Cohen</u> <u>1515 Market St.</u> <u>Philadelphia, PA 19102</u>	10. TELEPHONE NUMBER <u>2676081733</u>	11. EMAIL ADDRESS <u>nicole.cohen@fnt.com</u>	
	ATTORNEY I.D. <u>204615</u>	12. SIGNATURE <u>[Signature]</u>	DATE <u>8/12/16</u>

**SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE**

13. I acknowledge receipt of the writ or complaint as indicated above		SIGNATURE of Authorized CCSD Deputy or Clerk and Title <u>[Signature]</u>		14. Date Filed <u>8-9-16</u>	15. Expiration/Hearing Date <u>9-8-16</u>
16. I hereby CERTIFY and RETURN that: <input type="checkbox"/> I have personally served, <input type="checkbox"/> I have legal evidence of service as shown in "Remarks", <input type="checkbox"/> I have served a person of suitable age and discretion residing in defendant's usual place of abode/office, <input type="checkbox"/> I have served defendant's / plaintiff's attorney, <input type="checkbox"/> has been served by law enforcement, <input type="checkbox"/> I have executed as shown in "Remarks", the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handling a TRUE and ATTESTED copy thereof.					
17. <input type="checkbox"/> I hereby certify and return a NO SERVICE because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below #30)					
18. Name and title of individual / attorney served:				19. Copies served / posted:	
20. Address of where served (complete only if different than shown above) (Street, Apartment Number, City, State and ZIP Code)				21. Date of Service	22. Time AM PM
23. ATTEMPTS	Date	Time	AM PM	Date	Time
24. Advance Costs <u>584.296</u>	25. Service Costs	26. Notary Cert.	27. Mileage/Postage/Poundage	28. Total Costs	29. COSTS DUE OR REFUND
<u>8-15-16</u>	<u>150.00</u>				

SHERIFF'S SALE AND/OR EVICTION SCHEDULED FOR: DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ AM / PM

**IF YOU WISH TO PROCEED WITH THE PERSONAL PROPERTY SALE AND / OR EVICTION, YOU MUST ADVISE THIS OFFICE OF YOUR INTENT TO PROCEED AT LEAST 24 HRS. PRIOR TO THE SALE DATE / TIME AND PROVIDE WRITTEN VERIFICATION OF YOUR INSTRUCTIONS.**

30. REMARKS:

31. AFFIRMED and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_  
Notary Public

8/16/16 @ 2:54P Co-Def Served

SO ANSWER	32. Signature of Dep. Sheriff	33. Date	34. Signature of Sheriff <u>Christy B. Webb</u>	35. Date
-----------	-------------------------------	----------	---	----------



**PLEASE PROVIDE A POSTAGE PAID SELF-ADDRESSED 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

TIME STAMP **D16240**

**SHERIFF SERVICE  
PROCESS RECEIPT AND AFFIDAVIT OF RETURN**

1. PLAINTIFF/SI <u>Chicago Title Insurance Company</u>		2. COURT NUMBER <u>16-07434-RC</u>	
3. DEFENDANT/SI <u>Bruce &amp; Angela Varney</u>		4. TYPE OF WRIT OR COMPLAINT <u>Complaint</u>	
SERVE → AT	5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. <u>Angela Varney</u>		
	6. ADDRESS (Street, Apartment Number, City, State and ZIP Code) <u>253 Hollow Road Catasissa PA 17820</u>		
7. INDICATE REQUESTED SERVICE: <input type="checkbox"/> PERSONAL <input type="checkbox"/> PERSON IN CHARGE <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> POSTED <input type="checkbox"/> OTHER			
Now, <u>Aug 15</u> 20 <u>16</u> , I, SHERIFF OF CHESTER COUNTY, PA, do hereby deputize the Sheriff of <u>Columbia</u> County to execute this Writ and <u>return the property</u> according to law.			
This deputation being made at the request and risk of the plaintiff. <u>EX-11 2670060574 \$53.00</u> SHERIFF OF CHESTER COUNTY			
8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:			

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** - Any deputy sheriff levying or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR <u>Nicole Cohen</u> <u>1515 Market St. Ste 1416</u> <u>Philadelphia, PA 19102</u>		10. TELEPHONE NUMBER <u>267 608 1733</u>	11. EMAIL ADDRESS <u>nicole.cohen@tnt.com</u>
ATTORNEY I.D. <u>264015</u>		12. SIGNATURE <u>Nicole Cohen</u>	DATE <u>8/12/16</u>

**SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE**

13. I acknowledge receipt of the writ or complaint as indicated above		SIGNATURE of Authorized CCSD Deputy or Clerk and Title <u>Dorothy Kelly</u>		14. Date Filed <u>11:21A</u>	15. Expiration/Hearing Date <u>9-8-16</u>
16. I hereby CERTIFY and RETURN that: <input type="checkbox"/> I have personally served, <input type="checkbox"/> I have legal evidence of service as shown in "Remarks", <input type="checkbox"/> I have served a person of suitable age and discretion residing in defendant's usual place of abode/office, <input type="checkbox"/> I have served defendant's / plaintiff's attorney, <input type="checkbox"/> has been served by law enforcement, <input type="checkbox"/> I have executed as shown in "Remarks", the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handling a TRUE and ATTESTED copy thereof.					
17. <input type="checkbox"/> I hereby certify and return a NO SERVICE because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below #30)					
18. Name and title of individual / attorney served:				19. Copies served / posted:	
20. Address of where served (complete only if different than shown above) (Street, Apartment Number, City, State and ZIP Code)				21. Date of Service	22. Time AM PM
23. ATTEMPTS	Date	Time	AM PM	Date	Time
24. Advance Costs <u>542.96</u>	25. Service Costs <u>154.20</u>	26. Notary Cert.	27. Mileage/Postage/Poundage	28. Total Costs	29. COSTS DUE OR REFUND

**SHERIFF'S SALE AND/OR EVICTION SCHEDULED FOR: DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ AM / PM**

**IF YOU WISH TO PROCEED WITH THE PERSONAL PROPERTY SALE AND / OR EVICTION, YOU MUST ADVISE THIS OFFICE OF YOUR INTENT TO PROCEED AT LEAST 24 HRS. PRIOR TO THE SALE DATE / TIME AND PROVIDE WRITTEN VERIFICATION OF YOUR INSTRUCTIONS.**

**30. REMARKS:**

**31. AFFIRMED and subscribed to before me**

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public

SO ANSWER

32. Signature of Dep. Sheriff

33. Date

34. Signature of Sheriff Charles P. Welch

35. Date

8/16/16 @ 2:54 Co-Def served

## EXHIBIT "2"

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CHICAGO TITLE INSURANCE COMPANY  
vs.  
ANGELA L VARNEY (et al.)

Case Number  
16-07434-RC

## SHERIFF'S RETURN OF SERVICE

08/16/2016 02:54 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT & NOTICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ANGELA L VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820.

  
KEVIN DENT, DEPUTY

08/16/2016 02:54 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT & NOTICE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ANGELA VARNEY HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRUCE E VARNEY AT 253 HOLLOW ROAD, CATAWISSA, PA 17820.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

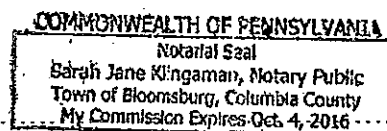
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 16, 2016

## NOTARY

Affirmed and subscribed to before me this

16TH day of AUGUST, 2016





Attorney: CHESTER COUNTY SHERIFF OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PA 19380

(c) County/State Sheriff's Association, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

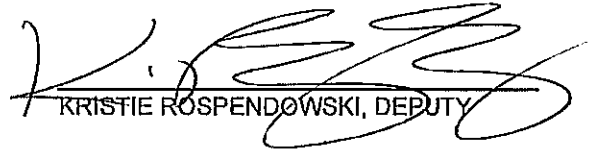


CHICAGO TITLE INSURANCE COMPANY  
vs.  
BRUCE E VARNEY (et al.)

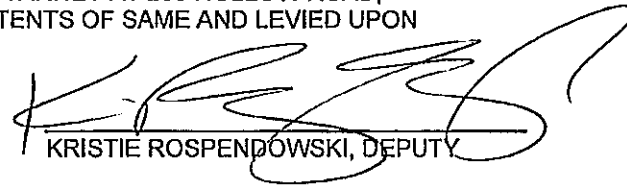
Case Number  
2018CV597

## SHERIFF'S RETURN OF SERVICE

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

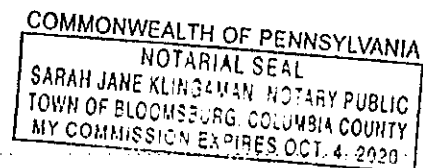
08/07/2018 02:45 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION AND CLAIM FOR EXEMPTION FORM BY "PERSONALLY" HANDING A TRUE AND ATTESTED COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ANGELA VARNEY AT 253 HOLLOW ROAD,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

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

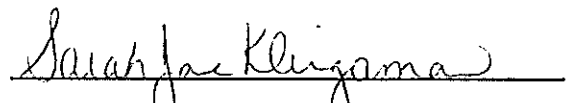
August 07, 2018



NOTARY

Affirmed and subscribed to before me this

7TH day of AUGUST, 2018



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

(cc) County Suite Sheriff, Telosoft Inc.

## 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.

## Document Receipt

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000153475

Doc Ref #: 2019ED35

Postage 5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000153482

Doc Ref #: 2019ED35

Postage 5.4200

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	15672	Carrier / service:	USPS Server	First-Class Mail®	3/19/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000153468

Doc Ref #: 2019ED35

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HARRISBURG    PA   17128

## Document Receipt

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Trans #	15671	Carrier / service:	USPS Server	First-Class Mail®	3/19/2019 12:00:00 AM
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Ship to:

SERVICE 1ST FEDERAL CREDIT UNION

1419 MONTOUR BVLD P.O. BOX 159

Tracking #: 71901140006000153451

Doc Ref #: 2019ED35

Postage 5.4200

DANVILLE PA 17821

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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](mailto: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**

By:

  
Amanda Mulholland

am

Enclosure(s)

PHILADELPHIA, PA 19102  
(267) 608-1725  
A DIVISION OF ROCKY MOUNTAIN SUPPORT SERVICES  
1515 MARKET STREET 1410

BANK OF AMERICA  
Western Union, CA

2670501514

50-4182/1211

\*\*One Thousand Three Hundred Fifty Dollars And Zero Cents\*\*

Pay to the  
Order of:

COLUMBIA COUNTY SHERIFF  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

Date  
1/31/19

Amount  
\$1,350.00

*ACK. M. B.*

⑈ 2670501514 ⑈ ⑆ 121141821 ⑆ 7313314039 ⑈



Security features included. Details on back.