

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 226297  
Customer:  
SHERIFF'S OFFICE

Invoice Date: 12/13/2018 12:41:37 PM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$75.75	201809507 12/13/18 12:41:41 PM	MT. PLEASANT TOWNSHIP
	Grantor - FRY, HELEN			
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$2,335.55			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$15.00		
	RECORDING FEES - RECORDER	\$15.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<u>\$75.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 8402 - SHERIFF'S OFFICE	\$71.75		
	CHECK: 8403 - SHERIFF'S OFFICE	<u>\$4.00</u>		
	<b>TOTAL PAYMENTS</b>	\$75.75		
	<b>AMOUNT DUE</b>	\$75.75		
	<b>PAYMENT ON INVOICE</b>	(\$75.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONSTAR MORTGAGE LLC VS HELEN FRY

NO. 82-2018 ED

NO. 638-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2289,75

POUNDAGE - 2% OF BID \$ 45,80

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

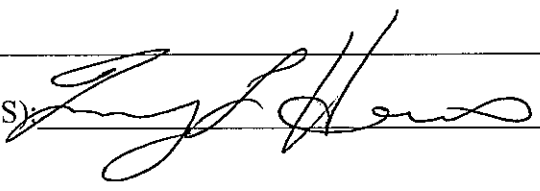
MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2335,55

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2335,55

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 985,55

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



---

<u>Plaintiff</u>	vs.	<u>Defendant</u>
NATIONSTAR MORTGAGE LLC		HELEN FRY

**Attorney for the Plaintiff:**  
PHELAN HALLINAN DIAMOND & JONES LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, October 3, 2018  
**Writ of Execution No. :** 2018CV638  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,308.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,218.00</b>

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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**Grand Total:** **\$2,289.75**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

SHERIFF'S SALE COST SHEET

18-638 Fry

VS.

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>485.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1308.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1558.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2289.75



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-567-0072  
deedinstructions@phelanhallinan.com

Post Sale Department, Ext. 1209

October 4, 2018

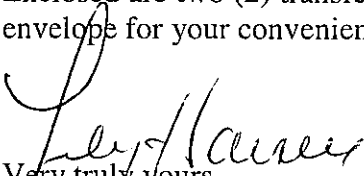
Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: HELEN FRY  
2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222  
2018-CV-638

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

  
Very truly yours,

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1022178  
lxh

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
  
**See Reverse for Instructions**

RECORDER'S USE ONLY

State Tax Paid  
Book Number  
Page Number  
Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name <b>Phelan Hallinan Diamond &amp; Jones, LLP</b>		Telephone Number: <b>215-563-7000</b>	
Mailing Address <b>1617 JFK Boulevard, Suite 1400, One Penn Center Plaza</b>		City <b>Philadelphia</b>	State ZIP Code <b>PA 19103</b>

**B. TRANSFER DATA**

Date of Acceptance of Document <b>10/5/18</b>			
Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>	Telephone Number: <b>1-215-575-1400</b>
Mailing Address <b>PO Box 380, W. Main Street</b>		Mailing Address <b>PO Box 650043</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Dallas</b>
			State ZIP Code <b>TX 75265</b>

**C. REAL ESTATE LOCATION**

Street Address <b>2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222</b>		City, Township, Borough <b>MOUNT PLEASANT TOWNSHIP</b>	
County <b>COLUMBIA</b>	School District <b>CENTRAL COLUMBIA AREA S.D.</b>	Tax Parcel Number <b>26 02 01304000</b>	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation?  Y  N

1. Actual Cash Consideration <b>\$ 2,289.75 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 2,289.75</b>
4. County Assessed Value <b>\$ 43,554.00</b>	5. Common Level Ratio Factor <b>X 3.88</b>	6. Computed Value <b>= \$168,989.52</b>

**E. EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed <b>= \$168,989.52</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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**2. Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) Estate File Number \_\_\_\_\_
- Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merge, or division (Attach copy of articles)
- \*Other (Please explain exemption claimed, if other than listed above. This is an exempt transaction based on P.S. Sect. 91 (b)(1)(v) and 12 U.S.C. Sect. 1723a (c)(2). This is a government Instrumentality.

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <b>LILY HAINEY</b>	Date <b>10-5-18</b>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

HELEN FRY

No.: 2018-CV-638

No.: 2018-ED-82

Defendant

COLUMBIA COUNTY

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

SEP 06 2018

Date

By:

Peter Wapner, Esquire  
Attorney for Plaintiff

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax 215-568-7616**

CHRISTINE SCHOFFLER  
Legal Assistant

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

Re: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY VS.  
HELEN FRY,  
COLUMBIA County, No.: 2018-CV-638, No.: 2018-ED-82

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 10/03/2018 Sheriff Sale.\*\***

**IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.**

Very truly yours,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County



PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY**  
Plaintiff,

v.

**HELEN FRY**  
Defendant(s)

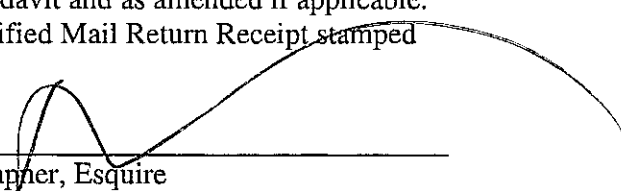
:  
:  
: **CIVIL DIVISION**  
:  
:  
: **No.: 2018-CV-638**  
: **No.: 2018-ED-82**  
:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                 )     SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

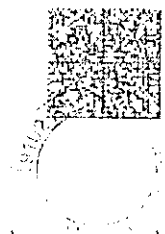
Date: SEP 06 2018

  
\_\_\_\_\_  
Peter Wapner, Esquire  
Attorney for Plaintiff

**Certificate of Mailing – Firm**

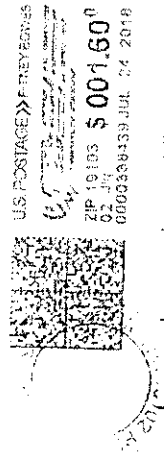
Name and Address of Sender Phelan Hallinan Diamond & Jones, L.L.P. 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103		TOTAL NO of Pieces Listed by Sender  6	TOTAL NO of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
PH # 1022178 / RE: HELEN FRY (COLUMBIA) / SZR - 10/04/2018 SALE / 1021 / Writ Team		Postmaster, per (name of receiving employee)			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1.		TENANT/OCCUPANT 2310 CRAWFORD ROAD  BLOOMSBURG PA 17815-7222		\$0.47	
2.		SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, SW  WASHINGTON DC 20410		\$0.47	
3.		SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O MICHAEL HANNA, WELLS FARGO BANK, N.A. 9021 MERIDIAN WAY  WEST CHESTER OH 45069		\$0.47	
4.		SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O WFHM FINAL DOCS 1000 BLUE GENTIAN RD  BAGAN MN 55121		\$0.47	
5.		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815		\$0.47	
6.		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 P.O. BOX 380 Harrisburg PA 17105		\$0.47	

U.S. POSTAGE  
 PHILADELPHIA, PA  
 JUL 14 2018  
 \$002.40



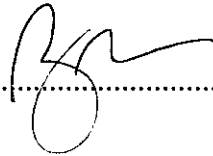
reel Airlift

**Certificate of Mailing - Firm**


Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103		TOTAL NO. of Pieces Listed by Sender  4	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.		
PH # 1022178 / RE: HELEN FRY (COLUMBIA) / SZR - 10/03/2018 SAI.B / 1021 / Writ Team		Postmaster, per name of receiving employee)		US POSTAGE & METS SERVICES ZIP 19103 \$001.60 02 JUL 04 2018 0000300133 JUL 04 2018 		
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage			Fee
1.	INTERNAL REVENUE SERVICE ADVISORY 10/0 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh PA 15222		\$0.47			
2.	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 278 Walnut Street, Suite 220 PO Box 11754 Harrisburg PA 17108-1754		\$0.47			
3.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6th Floor, Strawberry Square Dept. #280601 Harrisburg PA 17128		\$0.47			
4.	DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105-8486		\$0.47			

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 26 day of September 2018.

.....  
  
(Notary Public)

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
ALBERT LEE JENSEN, Notary Public  
Scott Township, Columbia County  
My Commission Expires April 21, 2020

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
FRY, HELEN

Case Number  
2018CV638

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 10/03/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 2310 CRAWFORD ROAD  
BLOOMSBURG, PA 17815

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 08.27-18

**Time:** 1345

**Deputy:** 12

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

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

**Service Attempt Notes:**

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

2018CV638 (POSTING)

2018CV638

2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

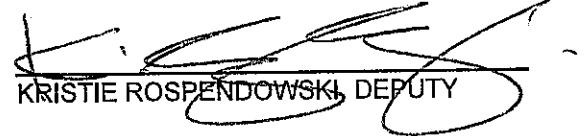


NATIONSTAR MORTGAGE LLC  
vs.  
HELEN FRY

Case Number  
2018CV638

## SHERIFF'S RETURN OF SERVICE

08/09/2018 01:02 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HELEN FRY AT 131 MAIN STREET, APT# 412, CATAWISSA, PA 17820.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

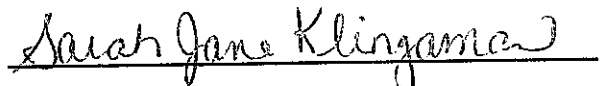
August 09, 2018

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

9TH day of AUGUST, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
HELEN FRY

Case Number  
2018CV638

SHERIFF'S RETURN OF SERVICE

08/27/2018 01:45 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815.

*Martin Boudman*  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 27, 2018

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  
27TH day of AUGUST, 2018

*Sarah Jane Klingaman*

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC D/B/A : Court of Common Pleas  
CHAMPION MORTGAGE COMPANY :  
Plaintiff : Civil Division  
vs. : COLUMBIA County  
HELEN FRY : No.: 2018-CV-638  
Defendant : No.: 2018-ED-82

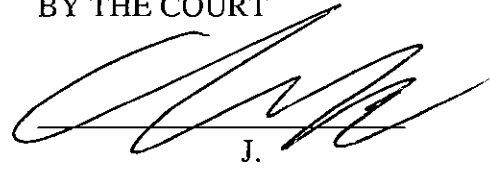
**ORDER**

AND NOW, this 13 day of August, 2018 the Prothonotary is  
ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc  
pro tunc in this case as follows:

Principal Balance	\$115,943.51
Interest Through July 31, 2018	\$23,479.90
Legal fees	\$2,365.00
Cost of Suit and Title	\$240.83
Sheriff's Sale Costs	\$1,350.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$5,452.78
Servicer Fees	\$3,780.00
<b>TOTAL</b>	<b>\$152,612.02</b>

Plus interest at six percent per annum.

BY THE COURT



FILED  
PROTHONOTARY  
2018 AUG 13 P 2:57  
CLERK OF COURTS  
COUNTY OF COLUMBIA



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
FRY, HELEN

Case Number  
2018CV638

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	82
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	HELEN FRY
<b>Primary Address:</b>	2310 CRAWFORD ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	131 Main ST Apt 412 Catawissa, PA 17820
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
<b>Adult In Charge:</b>	HELEN FRY		
<b>Relation:</b>	Def		
<b>Date:</b>	8/9/18	<b>Time:</b>	1302
<b>Deputy:</b>	H	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

**Service Attempts:**

<b>Date:</b>	7-31-18	8-7-18				
<b>Time:</b>	6:27p	1305				
<b>Mileage:</b>						
<b>Deputy:</b>	5 & 8	H				

**Service Attempt Notes:**

1. Looks like she is moving out of the house - Nobody home.
2. Not answering
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

FRY, HELEN  
2018CV638  
2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815  
NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
FRY, HELEN

Case Number  
2018CV638

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	82
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Central Columbia SD		
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815		
<b>Phone:</b>	570-784-2850	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	CINDY KOCHAN		
<b>Relation:</b>	CLERK		
<b>Date:</b>	7/26/18	<b>Time:</b>	1349
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLF	<b>Phone:</b> 215-563-7000
--	----------------------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

CENTRAL COLUMBIA SD 2018CV638 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
FRY, HELEN

Case Number  
2018CV638

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	82
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	ELIZABETH WHITELIGHT		
<b>Relation:</b>	CLERK		
<b>Date:</b>	7/17/18	<b>Time:</b>	1435
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLF	<b>Phone:</b> 215-563-7000
--	----------------------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C 2018CV638 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2018

Fee: \$5.00

Cert. NO: 32844

FRY HELEN  
2310 CRAWFORD ROAD  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 0643 -0632  
Location: LOT 3  
Parcel Id:26 -02 -013-04,000

Assessment: 43,554  
Balances as of 07/19/2018

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

**COLUMBIA COUNTY SHERIFF**

By: \_\_\_\_\_

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

**COLUMBIA COUNTY**

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

**TAX CERTIFICATION**

2018 - REAL ESTATE

As of Date: 07/19/2018 01:02:40 PM

Owner: FRY HELEN

2310 CRAWFORD ROAD  
BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -02 -013-04,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026456	G	\$485.94	04/30/2018	\$495.86	06/30/2018	\$545.45	08/31/2018
			Payment				
026456	S	\$42.68	04/30/2018	\$43.55	06/30/2018	\$47.91	08/31/2018
			Payment				
026456	R	\$49.13	04/30/2018	\$50.13	06/30/2018	\$55.14	08/31/2018
			Payment				
Totals:		\$577.75		\$589.54		\$648.50	

**Total Paid To Date: \$0.00**

*LW*

Signature

*7-19-18*

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
FRY, HELEN

Case Number  
2018CV638

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice      **Zone:** 82

**Manner:** < Not Specified >      **Expires:**      **Warrant:**

**Notes:** SALE DATE & TIME: 10/03/2018 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:** EILEEN HESS

**Relation:** CLERK

**Date:** 7/17/18      **Time:** 1442

**Deputy:** 4      **Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP      **Phone:** 215-563-7000

**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 2018CV638 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

Nationstar Mortgage LLC d/b/a Champion Mortgage Company	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: 2018-CV-638
	:	
Helen Fry	:	2018-ED-82
	:	
	Defendant(s)	: COLUMBIA County
	:	

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Helen Fry  
2310 CRAWFORD ROAD  
BLOOMSBURG, PA 17815-7222**

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 2310 Crawford Road, Bloomsburg, PA 17815-7222 is scheduled to be sold at the Sheriff's Sale on Oct. 3 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$147,373.09 obtained by Nationstar Mortgage LLC d/b/a Champion Mortgage Company (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV638

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, OCTOBER 03, 2018**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

All that certain piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a PK nail found in the centerline of Pennsylvania State Route No. 4011; thence running along the centerline of Pennsylvania State Route No. 4011, South 11° 21' 29" East, 73.65 feet to a PK nail found; thence continuing along the same, South 12° 24' 30" East, 170.34 feet to a PK nail found; thence continuing along the same, South 15° 03' 00" East, 52.91 feet to a PK nail found; thence leaving the centerline and crossing the Westerly portion of Pennsylvania State Route No. 4011 and running along the Northerly right-of-way line of Township Route No. 539, South 74° 57' 00" West, 115.80 feet to a point; thence continuing along the Northerly right-of-way line of Township Route No. 539, following a curve to the left, said curve having a delta angle equal to 27° 52' 43", a radius equal to 166.50 feet, a curve length equal to 81.01 feet, a tangent length equal to 41.33 feet and a long chord course equal to South 61° 00' 39" West, 80.22 feet to rebar set; thence running along Lot No. 2, North 12° 37' 06" West, 328.28 feet to a rebar set; thence running along land of Paul Flick, passing through a rebar found offset 16.50 feet from the end of this course, North 78° 32' 50" East, 192.70 feet to the place of beginning.

Being Lot No. 3 on survey subdivision plat entitled "Proposed Subdivision of property of Paul Flick" as prepared by Webb Engineering dated 11/4/88 and revised 1/9/89 and further revised by Ted L. Oman & Associates, Inc., dated revised 12/14/92. Map recorded in Book 7 Page 333.

The herein described Lot No. 3 under and subject to the following restrictions and conditions of subdivision approval:

1. Lot to be accessed from Township Route No. 539 only;
  2. A driveway permit must be secured before driveway access is permitted.
  3. Coal and mineral rights are to be conveyed with fee title for each individual lot.
- Under and Subject to restrictions recorded in the Office for the Recording of Deeds in and for the County of Columbia in Deed Book 576 at Page 555.

TITLE TO SAID PREMISES IS VESTED IN JAMES E. FRY AND HELEN FRY, HIS WIFE, by Deed from PAUL E. FLICK, WIDOWER, Dated 12/03/1996, Recorded 12/06/1996, in Book 643, Page 0632.

JAMES E. FRY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JAMES E. FRY's death on or about 12/25/2007, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 26 02 01304000

Premises Being: 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222

PROPERTY ADDRESS: 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-02-01-304000

---

**Seized and taken into execution to be sold as the property of HELEN FRY in suit of NATIONSTAR MORTGAGE LLC.**

---

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



**Attorney for the Plaintiff:**  
PHELAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

v.

Helen Fry

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-638

2018-ED-82

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 2310 Crawford Road, Bloomsburg, PA 17815-7222  
(See Legal Description attached)

Amount Due

\$147,373.09

Interest from 07/15/2018 at \$24.23 per diem

\$ \_\_\_\_\_

Costs to be added

\$ \_\_\_\_\_

Barbara N. Julewicz /SS

(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Dated 7/16/2018  
(SEAL)

PH # 1022178

26-02 01304000

Mt. Pleasant Twp

REAL ESTATE OUTLINE

ED # 2018 E082

DATE RECEIVED 7-16-18  
DOCKET AND INDEX 2018 CV 638

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001728883</u>

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

SALE DATE Oct. 3<sup>rd</sup> 18 TIME 9:00  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
 2<sup>ND</sup> WEEK \_\_\_\_\_  
 3<sup>RD</sup> WEEK \_\_\_\_\_

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
Plaintiff

v.

Helen Fry  
Defendant(s)

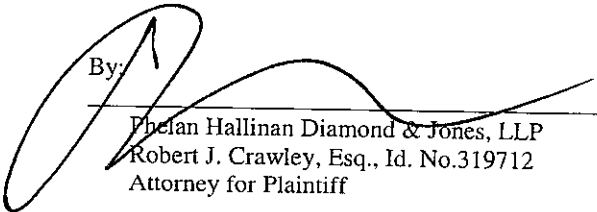
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2018-CV-638  
: 2018-ED-82  
:  
: COLUMBIA County  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:   
Phelan Hallinan Diamond & Jones, LLP  
Robert J. Crawley, Esq., Id. No.319712  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

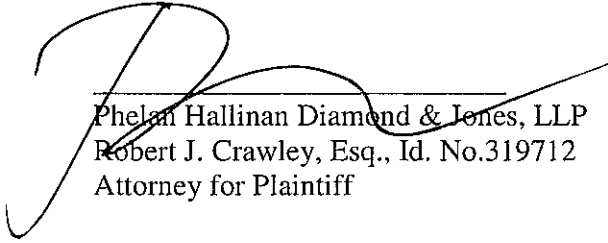
**Nationstar Mortgage LLC d/b/a Champion Mortgage Company** : **COLUMBIA County**  
: **COURT OF COMMON PLEAS**  
**vs.** : **CIVIL DIVISION**  
**Helen Fry** : **NO.: 2018-CV-638**  
: **2018-ED-82**

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant Helen Fry is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Helen Fry is over 18 years of age and resides at 2310 Crawford Road, Bloomsburg, PA 17815-7222.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Phelan Hallinan Diamond & Jones, LLP  
Robert J. Crawley, Esq., Id. No.319712  
Attorney for Plaintiff

# SHERIFF'S DEPARTMENT

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

**INSTRUCTIONS:** Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff  
Nationstar Mortgage LLC d/b/a Champion Mortgage Company

No.: 2018-CV-638

2018-ED-82

Defendant  
Helen Fry

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**  
➔  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
HELEN FRY  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
2310 Crawford Road

Bloomsburg, PA 17815-7222

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon 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 of sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date

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

PLAINTIFF

Court Number

**RETURNED:**

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
PLAINTIFF  
V.  
HELEN FRY  
DEFENDANT(S)

FILED  
NOTARIAL  
2018 JUL 16 P 12:17  
CLERK OF COURTS  
COUNTY OF COLUMBIA

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CASE NO. 2018-CV-638  
2018-ED-82  
COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: HELEN FRY  
Address (if address cannot be reasonably ascertained, please so indicate): 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222
  
2. Name and address of Defendant(s) in the judgment:  
Name: HELEN FRY  
Address (if address cannot be reasonably ascertained, please so indicate): 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: NONE  
Address (if address cannot be reasonably ascertained, please indicate):
  
4. Name and address of last recorded holder of every mortgage of record:  
Name: SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
Address (if address cannot be reasonably ascertained, please indicate): 451 SEVENTH STREET, SW WASHINGTON, DC 20410  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O MICHAEL HANNA, WELLS FARGO BANK, N.A. 9021 MERIDAN WAY WEST CHESTER, OH 45069  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O WFHM FINAL DOCS 1000 BLUE GENTIAN RD EAGAN, MN 55121
  
5. Name and address of every other person who has any record lien on the property:  
Name: NONE  
Address (if address cannot be reasonably ascertained, please indicate):

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.  
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

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:  
Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

2310 CRAWFORD ROAD  
BLOOMSBURG PA, 17815

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE  
DEPT. #280601  
HARRISBURG, PA 17128

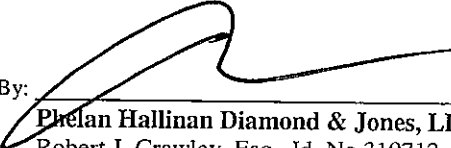
DEPARTMENT OF HUMAN SERVICES  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM

P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486

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

Date: 7/13/2018

By: \_\_\_\_\_

  
Phelan Hallinan Diamond & Jones, LLP  
Robert J. Crawley, Esq., Id. No.319712  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000



**Phelan Hallinan Diamond & Jones, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone: 215-563-7000

Fax: 215-568-7616

Jill Nicholas

Ext. 31569

Representing Lenders in

Pennsylvania

July 12, 2018

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

**Re: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
v.  
HELEN FRY**

**No. 2018-CV-638**

**Action in Mortgage Foreclosure**

**Premises: 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222**

Dear Sir/Madam:

I would appreciate you entering a Default Judgment relative to the above matter, issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's sale list for \_\_\_\_\_.

All of the necessary documents are enclosed, including Certificates of Compliance for the Judgment, Writ of Execution and Affidavit Pursuant to Rule 3129.1, together with my checks to your order and the check to the order of the Sheriff in payment of fees and costs. In addition, please mail time-stamped copies of the Default Judgment to the defendant in the pre-addressed stamped envelopes included.

Kindly, send me your receipt and stamped copies of the Praecipe for Default Judgment, Non-Military Affidavit, Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

SZR/Jill Nicholas for  
Phelan Hallinan Diamond & Jones, LLP

1022178

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION

v.  
HELEN FRY

NO. 2018-CV-638

Defendant(s)

COLUMBIA COUNTY

TO: HELEN FRY  
2310 CRAWFORD ROAD  
BLOOMSBURG, PA 17815-7222

DATE OF NOTICE: JUN 27 2018

FILED  
PROTHONOTARY  
2018 JUN 16 10 26 AM  
COLUMBIA COUNTY

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

**IMPORTANT NOTICE**

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

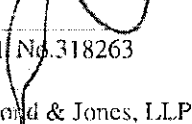
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815  
(570) 389-5618

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

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108  
(800) 692-7375

By:   
Peter Wapner, Esq., Id No. 318263  
Attorney for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

2018-ED-82

### LEGAL DESCRIPTION

All that certain piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a PK nail found in the centerline of Pennsylvania State Route No. 4011; thence running along the centerline of Pennsylvania State Route No. 4011, South 11° 21' 29" East, 73.65 feet to a PK nail found; thence continuing along the same, South 12° 24' 30" East, 170.34 feet to a PK nail found; thence continuing along the same, South 15° 03' 00" East, 52.91 feet to a PK nail found; thence leaving the centerline and crossing the Westerly portion of Pennsylvania State Route No. 4011 and running along the Northerly right-of-way line of Township Route No. 539, South 74° 57' 00" West, 115.80 feet to a point; thence continuing along the Northerly right-of-way line of Township Route No. 539, following a curve to the left, said curve having a delta angle equal to 27° 52' 43", a radius equal to 166.50 feet, a curve length equal to 81.01 feet, a tangent length equal to 41.33 feet and a long chord course equal to South 61° 00' 39" West, 80.22 feet to rebar set; thence running along Lot No. 2, North 12° 37' 06" West, 328.28 feet to a rebar set; thence running along land of Paul Flick, passing through a rebar found offset 16.50 feet from the end of this course, North 78° 32' 50" East, 192.70 feet to the place of beginning.

Being Lot No. 3 on survey subdivision plat entitled "Proposed Subdivision of property of Paul Flick" as prepared by Webb Engineering dated 11/4/88 and revised 1/9/89 and further revised by Ted L. Oman & Associates, Inc., dated revised 12/14/92. Map recorded in Book 7 Page 333.

The herein described Lot No. 3 under and subject to the following restrictions and conditions of subdivision approval:

1. Lot to be accessed from Township Route No. 539 only;
2. A driveway permit must be secured before driveway access is permitted.
3. Coal and mineral rights are to be conveyed with fee title for each individual lot.

Under and Subject to restrictions recorded in the Office for the Recording of Deeds in and for the County of Columbia in Deed Book 576 at Page 555.

TITLE TO SAID PREMISES IS VESTED IN JAMES E. FRY AND HELEN FRY, HIS WIFE, by Deed from PAUL E. FLICK, WIDOWER, Dated 12/03/1996, Recorded 12/06/1996, in Book 643, Page 0632.

*JAMES E. FRY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JAMES E. FRY's death on or about 12/25/2007, his ownership interest was automatically vested in the surviving tenant by the entirety.*

Tax Parcel: 26 02 01304000

Premises Being: 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2018-CV-638**

2018-ED-82

**Nationstar Mortgage LLC d/b/a Champion Mortgage Company**

v.

**Helen Fry**

owner(s) of property situate in the **MT PLEASANT TOWNSHIP, COLUMBIA County,**  
Pennsylvania, being

**2310 Crawford Road, Bloomsburg, PA 17815-7222**

**Parcel No. 26 02 01304000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$147,373.09**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## LEGAL DESCRIPTION

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Beginning at a PK nail found in the centerline of Pennsylvania State Route No. 4011; thence running along the centerline of Pennsylvania State Route No. 4011, South 11° 21' 29" East, 73.65 feet to a PK nail found; thence continuing along the same, South 12° 24' 30" East, 170.34 feet to a PK nail found; thence continuing along the same, South 15° 03' 00" East, 52.91 feet to a PK nail found; thence leaving the centerline and crossing the Westerly portion of Pennsylvania State Route No. 4011 and running along the Northerly right-of-way line of Township Route No. 539, South 74° 57' 00" West, 115.80 feet to a point; thence continuing along the Northerly right-of-way line of Township Route No. 539, following a curve to the left, said curve having a delta angle equal to 27° 52' 43", a radius equal to 166.50 feet, a curve length equal to 81.01 feet, a tangent length equal to 41.33 feet and a long chord course equal to South 61° 00' 39" West, 80.22 feet to rebar set; thence running along Lot No. 2, North 12° 37' 06" West, 328.28 feet to a rebar set; thence running along land of Paul Flick, passing through a rebar found offset 16.50 feet from the end of this course, North 78° 32' 50" East, 192.70 feet to the place of beginning.

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Tax Parcel: 26 02 01304000

Premises Being: 2310 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7222

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2018-CV-638

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

v.

Helen Fry

owner(s) of property situate in the MT PLEASANT TOWNSHIP, COLUMBIA County,  
Pennsylvania, being

**2310 Crawford Road, Bloomsburg, PA 17815-7222**

**Parcel No. 26 02 01304000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$147,373.09**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000134504

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET  
**Room 321**  
PHILADELPHIA PA 19107-4214

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Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET  
**Room 321**  
PHILADELPHIA PA 19107-4214

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900 MARKET STREET

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SERVICE

600 ARCH STREET ROOM 3259

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DEPARTMENT OF PUBLIC  
WELFARE

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HARRISBURG PA 17105

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DEPARTMENT 281230

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Doc Ref #: 2018ED82

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HARRISBURG PA 17128

Document Receipt

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

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Doc Ref #: 2018ED82

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HARRISBURG PA 17128

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Ship to:

COMMONWEALT OF PA  
PO BOX 2675

DEPT OF WELFARE

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Doc Ref #: 2018ED82  
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HARRISBURG PA 17105



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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE

1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000134467  
Doc Ref #: 2018ED82  
Postage 5.4200

PITTSBURGH PA 15222

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001728883

DATE  
7/13/2018

AMOUNT  
\*\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

EEG 110221781 2310 CRAWFORD ROAD (2018-CV-638)

*Travis S. Hillman*  
AUTHORIZED SIGNATURE

⑈001728883⑈ ⑆036001808⑆ 361508666⑈



Security Features Included.



Details on back.