

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/14/2014	Advance Fee	Advance Fee	94143	\$0.00	\$1,350.00
08/14/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/14/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/14/2014	Crying Sale			\$10.00	\$0.00
08/14/2014	Docketing			\$15.00	\$0.00
08/14/2014	Levy			\$15.00	\$0.00
08/14/2014	Mailing Costs			\$54.00	\$0.00
08/14/2014	Posting Handbill			\$15.00	\$0.00
08/14/2014	Press Enterprise Inc.			\$1,085.64	\$0.00
08/14/2014	Sheriff Automation Fund			\$50.00	\$0.00
08/14/2014	Web Posting			\$100.00	\$0.00
11/12/2014	Service			\$225.00	\$0.00
11/12/2014	Service Mileage			\$10.00	\$0.00
11/12/2014	Copies			\$7.50	\$0.00
11/12/2014	Notary Fee			\$10.00	\$0.00
11/12/2014	Surcharge			\$160.00	\$0.00
11/19/2014	Tax Claim Search			\$5.00	\$0.00

\$1,794.64 \$1,350.00

**TOTAL BALANCE: \$(444.64)**

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



NO. 101725

3-50/310

PAY: Four hundred forty-four and sixty-four/100

DATE 04/17/2015

AMOUNT \$444.64

TO THE Sheriff of Columbia County

ORDER

OF

PA

ESCROW TRUST  
VOID AFTER 90 DAYS

Shield

*Margaret Gairo*

Balance Due Sheriff(392-0227) - Hashagen, Linda J

⑈ 101726⑈ ⑆031000503⑆ 2000012430022⑈

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
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SUITE 201  
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FAX (856) 858-7920

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DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

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SUITE 800  
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(301) 490-3361  
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Also serving the District of Columbia

SUITE 203  
722 F. MARKET STREET  
LEESBURG, VA 20176  
(571) 440-9350  
FAX: (855) 845-2585

SUITE 2S06  
1 BUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

November 4, 2014

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

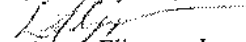
Re: Embrace Home Loans, Inc. vs. Linda J. Hashagen  
Columbia; C.C.P. No. 2012CV791  
Premises: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **November 19, 2014** Sheriff's Sale. I am requesting at this time that you stay this sale. My client has currently placed a hold on our file and requested that the sale not go forward. No monies have been received.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,  
  
Deborah Flippen, Legal Assistant

/df  
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Embrye Home Loans vs Linda Hashgan

NO. 133-14 ED NO. 125-2013 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL)	\$15.00
MAILING COSTS	\$ <u>54.00</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>479.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1085.64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1310.64</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL *****	\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>463.43</u>
TOTAL *****	\$ <u>463.43</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>280.72</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>280.72</u>

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

TOTAL COSTS (OPENING BID) \$ 2770.79

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

November 5, 2014

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

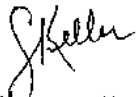
Reference Docket # 2013-CV-125  
1521 Main Street (Lightstreet), Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owner – Linda Hashagen, for the property located at 1521 Main Street, Bloomsburg, PA 17815, Columbia County in the amount of \$280.72. Services dates for the fees in question are from June 9, 2014 – November 19, 2014.

Per your website the sale is to take place on Wednesday, November 19, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

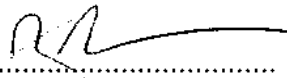


Sharon Keller  
Administrative Assistant

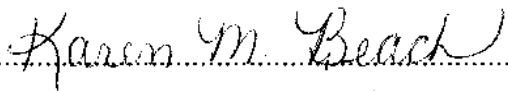
cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

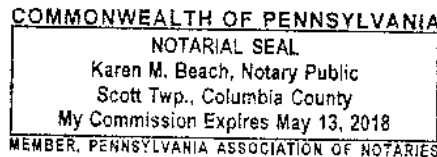
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 29 and November 5, 12, 2014 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 12<sup>th</sup> day of November 2014.

.....

(Notary Public)



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.

.....

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
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SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

October 14, 2014

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Embrace Home Loans, Inc. vs. Linda J. Hashagen  
Columbia County, No. 2013-CV-125  
Premises: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on November 19, 2014.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Daniel DellaPenna, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/DDP

cc: Office of the Sheriff/Real Estate Division



**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIR, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANN, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Embrace Home Loans, Inc.  
Plaintiff

v.

Linda J. Hashagen  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2013-CV-125

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 14th day of October, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

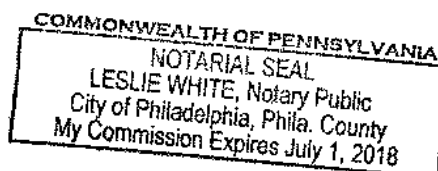
BEFORE ME THIS 14 DAY

OF November, 2014

Leslie White  
NOTARY PUBLIC

**McCABE, WEISBERG & CONWAY, P.C.**

BY: Terrence J. McCabe  
☒ Terrence J. McCabe, Esquire  
☐ Edward D. Conway, Esquire  
☐ Andrew L. Markowitz, Esquire  
☐ Marisa J. Cohen, Esquire  
☐ Brian T. LaManna, Esquire  
☐ Joseph F. Riga, Esquire  
☐ Celine P. DerKrikorian, Esquire  
☐ Carol A. DiPrinzio, Esquire  
☐ Marc S. Weisberg, Esquire  
☐ Margaret Gairo, Esquire  
☐ Heidi R. Spivak, Esquire  
☐ Christine L. Graham, Esquire  
☐ Ann E. Swartz, Esquire  
☐ Joseph I. Foley, Esquire  
☐ Lena Kravets, Esquire  
Attorneys for Plaintiff



**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Embrace Home Loans, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-CV-125

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1521 Main Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Linda J. Hashagen

1521 Main Street  
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Linda J. Hashagen

1521 Main Street  
Bloomsburg, Pennsylvania 17815

3. Name and last known address of every judgment creditor whose judgment is a record lien on the

real property to be sold:

Name	Address
------	---------

Plaintiff herein

One Man Financial	6801 Colwell Blvd. NTBS-2320 Irving, Texas 75039
-------------------	--

One Main Financial	6801 Colwell Blvd. NTBS-2320 Irving, Texas 75039
--------------------	--

One Man Financial c/o Yale Weinstein, Esquire	1060 Andrew Drive Suite 170 West Chester, Pennsylvania 19380
--	--

One Main Financial c/o Yale Weinstein, Esquire	1060 Andrew Drive Suite 170 West Chester, Pennsylvania 19380
---	--

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
Tenants/Occupants	1521 Main Street Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

Patrick T. O'Connell, Esquire

14 West Main Street  
Bloomsburg, Pennsylvania 17815

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

\_\_\_\_\_  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

☒ Terrence J. McCabe, Esq.

☐ Marc S. Weisberg, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Lena Kravets, Esq.

☐ Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Re: Embrace Home Loans, Inc. v. Linda J. Hashagen, et al.  
Columbia County; Number: 2013-CV-125

**McCABE, WEISBERG AND CONWAY, P.C.**

BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496  
      MARC S. WEISBERG, ESQUIRE - ID # 17616  
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Philadelphia, Pennsylvania 19109  
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Embrace Home Loans, Inc.  
Plaintiff

v.

Linda J. Hashagen  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-125

DATE: October 14, 2014  
TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Linda J. Hashagen

PROPERTY: 1521 Main Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$95,483.31

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **November 19, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**



[illegible]



18		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503															
19		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754															
20		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
21		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
22		Patrick T. O'Connell, Esquire 14 West Main Street Bloomsburg, Pennsylvania 17815															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per ( <i>Name of receiving employee</i> )		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some, but not all countries. The maximum indemnity payable is \$15,000 for registered mail. See <i>Domestic Mail Manual</i> (R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>												

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SHERIFF'S RETURN OF SERVICE

10/10/2014 03:15 PM - DEPUTY KEVIN DENT, 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 1521 MAIN STREET, BLOOMSBURG, PA 17815.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

### COMMONWEALTH OF PENNSYLVANIA


Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016

### NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2014



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

Columbia County Sheriff's Office, Bloomsburg, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

10/10/14

Time:

1515

Deputy:

5

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SHERIFF'S RETURN OF SERVICE

08/15/2014 11:05 AM - 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: LINDA HASHAGEN AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

  
STEVEN KRASUCKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

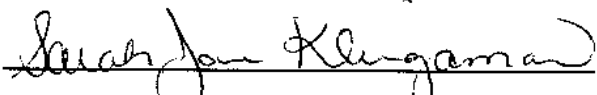
August 15, 2014

NOTARY

Affirmed and subscribed to before me this

15TH day of AUGUST, 2014

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

133

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 11-SEP-14

FEE: \$5.00

CERT. NO18953

HASHAGEN LINDA J  
1521 MAIN STREET  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED 20080-1962  
LOCATION: 1521 MAIN ST BLOOMSBURG  
PARCEL: 31 -1B2-047-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2013	PRIM	450.47	7.96		0.00	458.43
TOTAL DUE :						\$458.43

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2014

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2013

REQUESTED BY: COLUMBIA COUNTY SHERIFF

**McCABE, WEISBERG AND CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
 MARC S. WEISBERG, ESQUIRE - ID # 17616  
 EDWARD D. CONWAY, ESQUIRE - ID # 34687  
 MARGARET GAIRO, ESQUIRE - ID # 34419  
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
 MARISA J. COHEN, ESQUIRE - ID # 87830  
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
 ANN E. SWARTZ, ESQUIRE - ID # 201926  
 JOSEPH F. RIGA, ESQUIRE - ID # 57716  
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
 JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
 LENA KRAVETS, ESQUIRE - ID # 316421  
 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
 Philadelphia, Pennsylvania 19109  
 (215) 790-1010

Embrace Home Loans, Inc.  
 Plaintiff

v.

Linda J. Hashagen  
 Defendant

COLUMBIA COUNTY  
 COURT OF COMMON PLEAS

Number 125-CV-2013

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Linda J. Hashagen, 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, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Linda J. Hashagen, is over eighteen (18) years of age, and resides as follows:

Linda J. Hashagen,  
 1521 Main Street  
 Bloomsburg, PA 17815

SWORN AND SUBSCRIBED

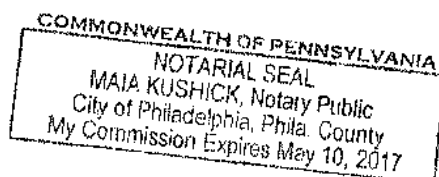
BEFORE ME THIS 25<sup>th</sup> DAYOF August, 2014.

NOTARY PUBLIC

Date: 8/25/14**McCABE, WEISBERG & CONWAY, P.C.**BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input checked="" type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff





# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: HASHAGENFirst Name: LINDA

Middle Name:

Active Duty Status As Of: Aug-25-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: EC6AT20BQ0B8DD0



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



71901140006000035351

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

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**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIR, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
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JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Embrace Home Loans, Inc.

v.

Linda J. Hashagen

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-125

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

Linda J. Hashagen  
1521 Main Street  
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **1521 Main Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Nov. 19<sup>th</sup> at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$95,483.31 obtained by Embrace Home Loans, Inc. against you.

**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 Embrace Home Loans, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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.
3. 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 the following notice on how to obtain an attorney.)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

✓ SIC

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Linda Hashagen

Relation: D2F

Date: 8-19-14 Time: 1340

Deputy: S-8 Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:	8-18-14					
Time:	14:16					
Mileage:						
Deputy:	4					

### Service Attempt Notes:

1. 8-18-14 L/C #4

2.

3.

4.

5.

6.

OCCUPANT

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: LINDA HASHAGEN

Primary Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

CCSU

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:	8-14-14	8-15-15				
Time:	12:15					
Mileage:						
Deputy:	8	3				

### Service Attempt Notes:

1. Not home L/c There in late afternoon

2. Will be picking up today

3.

4.

5.

6.

HASHAGEN, LINDA

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 133

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation: DEF

Date: 8-14-14

Time: 1200

Deputy: 8

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HOCK, H. JAMES

2013CV125

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 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 08/14/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID:	1003235
Description:	Linda Hashagen Sheriff
Sale	
Run Dates:	10/29/14 to 11/12/14
Class:	2
Agate Lines:	198
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,085.64</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	10/29/14	11/12/14	3	\$1,085.64

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2013CV125

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, NOVEMBER 19, 2014  
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 LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHT STREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO. 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815  
TAX ID. # 31-1B2-047

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

PROPERTY ADDRESS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-1B2-047-00,000

Seized and taken into execution to be sold as the property of LINDA HASHAGEN in suit of EMBRACE HOME LOANS.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	133
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co.
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<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>	Stephanie Shoup		
<b>Relation:</b>	Intake Officer		
<b>Date:</b>	8-14-14	<b>Time:</b>	1130
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### 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 2013CV125 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: 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:

Debbie Miller

Relation:

Clerk

Date:

08/14/14

Time:

1130

Deputy:

8

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV125

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



## Document Receipt

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Trans #	3542	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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## Ship to:

UNITED STATES ATTORNEY

MIDDLE DISTRICT

WILLIAM NEALON FED BLDG

235 N WASHINGTON AVE

Tracking #: 71901140006000035405

Doc Ref #: 2014ED133

Postage 5.3400

SCRANTON PA 18503

## Document Receipt

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Trans #	3541	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ROOM 4400

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000035399

Doc Ref #: 2014ED133

Postage 5 3400

WASHINGTON DC 20530

133

## Document Receipt

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Trans #	3540	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ROOM 5111

950 PENNSYLVANIA AVENUE

NW

Tracking #: 71901140006000035382

Doc Ref #: 2014ED133

Postage 5.3400

WASHINGTON DC 20530

133

## Document Receipt

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Trans #	3539	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000035375

Doc Ref #: 2014ED133

Postage 5.3400

HARRISBURG PA 17105

133

## Document Receipt

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Trans #	3538	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035368

Doc Ref #: 2014ED133

Postage 5.3400

PHILADELPHIA PA 19106

133

## Document Receipt

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Trans #	3537	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000035351

Doc Ref #: 2014ED133

Postage 5.3400

PHILADELPHIA PA 19107

133

## Document Receipt

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Trans #	3536	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000035344

Doc Ref #: 2014ED133

Postage 5.3400

HARRISBURG PA 17105

133

## Document Receipt

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Trans #	3535	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000035337

Doc Ref #: 2014ED133

Postage 5.3400

HARRISBURG PA 17128



## Document Receipt

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Trans #	3542	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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## Ship to:

UNITED STATES ATTORNEY

MIDDLE DISTRICT

WILLIAM NEALON FED BLDG

235 N WASHINGTON AVE

Tracking #: 71901140006000035405

Doc Ref #: 2014ED133

Postage 5.3400

SCRANTON PA 18503

133

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV125

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, NOVEMBER 19, 2014**  
**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 LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHTSTREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING. MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

TAX I.D.# 31-1B2-047

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

PROPERTY ADDRESS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-1B2-047-00,000

Seized and taken into execution to be sold as the property of LINDA HASHAGEN in suit of EMBRACE HOME LOANS.

**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:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

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

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 and Rule 3257**

Embrace Home Loans, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

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

No. 2014 Term 133 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-125 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Being Known As: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Amount Due \$ 95,483.31

Interest from 07/16/14 to DATE OF SALE \$

\_\_\_\_\_   
plus \$15.70 per diem thereafter

(Costs to be added)

Total \$

Dated: 8-13-14  
(SEAL)

Barbara N. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Kelly P. Brewer Deputy

J. Clerk of Sov. Courts  
City of Harrisburg, Pa. 17104  
July 1, 2016

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-125 Term \_\_\_\_\_ J.D.

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

Embrace Home Loans, Inc.

v.

Linda J. Hashagen

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph J. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHT STREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

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MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

TAX ID.: 31-1B2-047-00,000

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95,483.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LINDA J. HASHAGEN

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

# REAL ESTATE OUTLINE

ED # 2014 E0133

DATE RECEIVED 8/14/14  
DOCKET AND INDEX 2013 CV 125

## 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>  </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>94143</u>

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

SALE DATE	<u>Nov. 19<sup>th</sup></u>	TIME <u>9:00 am</u>
POSTING DATE	<u>  </u>	<u>  </u>
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>  </u>
	2 <sup>ND</sup> WEEK	<u>  </u>
	3 <sup>RD</sup> WEEK	<u>  </u>

8/12/14 called Kim - 1:55pm  
None with by

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Embrace Home Loans, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-CV-125

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1521 Main Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Linda J. Hashagen

1521 Main Street  
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Linda J. Hashagen

1521 Main Street  
Bloomsburg, Pennsylvania 17815

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
------	---------

Tenants/Occupants	1521 Main Street Bloomsburg, Pennsylvania 17815
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

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



✓ PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948	
✓ Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	
✓ United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	
✓ Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815	
✓ Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	
✓ Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales	
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503	✓
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001	✓
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001	✓

8. Name and address of Attorney of record:

Name

Address

None

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

8-11-14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

☐ Terrence J. McCabe, Esq.

☒ Marc S. Weisberg, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jennifer L. Wunder, Esq.

☐ Lena Kravets, Esq.

☐ Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Embrace Home Loans, Inc. v. Linda J. Hashagen  
Columbia County; Number: 2013-CV-125

**McCABE, WEISBERG & CONWAY, P.C.****Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Embrace Home Loans, Inc.

v.

Linda J. Hashagen

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-125

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

Linda J. Hashagen  
1521 Main Street  
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **1521 Main Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on 11-19-14 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$95,483.31 obtained by Embrace Home Loans, Inc. against you.

**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 Embrace Home Loans, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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.
3. 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 the following notice 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**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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.**

**LAWYER REFERRAL SERVICE**  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHT STREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND, THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

TAX ID.: 31-1B2-047-00,000

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95,483.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LINDA J. HASHAGEN

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 TO 3183 and Rule 3257**

Embrace Home Loans, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

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

No. 2014 Term 133 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-125 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Being Known As: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Amount Due \$ 95,483.31

Interest from 07/16/14 to DATE OF SALE \$

\_\_\_\_\_

plus \$15.70 per diem thereafter

(Costs to be added)

Total \$

Dated: 8-13-14  
(SEAL)

Barbara D. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Kelly P. Brewer Deputy

*Not a Notary Public*  
*Notary Public for the State of Pennsylvania*  
*My Comm. Expires 12/31/2016*

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-125 Term \_\_\_\_\_ J.D.

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

Embrace Home Loans, Inc.

v.

Linda J. Hashagen

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, P.C.**

BY: \_\_\_\_\_

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHT STREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND, THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

TAX I.D.: 31-1B2-047-00,000

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95,483.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LINDA J. HASHAGEN

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



**McCABE, WEISBERG & CONWAY, P.C.****Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Embrace Home Loans, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-CV-125

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1521 Main Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Linda J. Hashagen	1521 Main Street Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name	Address
Linda J. Hashagen	1521 Main Street Bloomsburg, Pennsylvania 17815

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
------	---------

Tenants/Occupants	1521 Main Street Bloomsburg, Pennsylvania 17815
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

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

PA Department of Revenue  
Bureau of Compliance  
Lien Section

PO BOX 280948  
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

11 West Main Street  
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse  
35 West Main Street  
Basement Level  
Bloomsburg, PA 17815

Commonwealth of PA  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946  
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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

8-11-14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Embrace Home Loans, Inc. v. Linda J. Hashagen  
Columbia County; Number: 2013-CV-125

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF EIGHTH STREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND, THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

TAX I.D.: 31-1B2-047-00,000

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95,483.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
LINDA J. HASHAGEN

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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LENA KRAVETS, ESQUIRE - ID # 316421  
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123 South Broad Street, Suite 1400  
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Embrace Home Loans, Inc.  
Plaintiff

v.

Linda J. Hashagen  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-125

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**1521 Main Street, Bloomsburg, Pennsylvania 17815**  
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Linda J. Hashagen  
1521 Main Street  
Bloomsburg, Pennsylvania 17815

**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 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.

8-11-14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY:

[ ] Terrence J. McCabe, Esq. [x] Marc S. Weisberg, Esq.  
[ ] Edward D. Conway, Esq. [ ] Margaret Gairo, Esq.  
[ ] Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq.  
[ ] Marisa J. Cohen, Esq. [ ] Christine L. Graham, Esq.  
[ ] Brian T. LaManna, Esq. [ ] Ann E. Swartz, Esq.  
[ ] Joseph F. Riga, Esq. [ ] Joseph I. Foley, Esq.  
[ ] Celine P. DerKrikorian, Esq. [ ] Jennifer L. Wunder, Esq.  
[ ] Lena Kravets, Esq. [ ] Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGBITER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

August 11, 2014

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 203  
722 E. MARKET STREET  
LEFEBURG, VA 20176  
(571) 449 9350  
FAX: (855) 845-2585

SUITE 2506  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Embrace Home Loans, Inc. vs. Linda J. Hashagen  
Columbia County, Number 2013-CV-125  
Premises: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendant as follows:

- Linda J. Hashagen, 1521 Main Street, Bloomsburg, PA 17815

Very truly yours,

Kimberly McDevitt, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/kmt  
Enclosures

## **SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Scott, Columbia County, Pennsylvania, and being known as 1521 Main Street, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER:31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$95,483.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Linda J. Hashagen

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHT STREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND, THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

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123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.**  
ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 1400  
PHILADELPHIA, PA 19109  
(215) 790-1010

94143

NO. 94143

3-50/310

**PAY:** One thousand three hundred fifty and NO/100

DATE 08/12/2014 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County  
ORDER OF PA

ESCROW TRUST  
VOID AFTER 90 DAYS

*Marc S. Weisberg*

Listing Prop for Sheriff Sale(392-0227) - Hashagen, Linda J

Shield

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈094143⑈ ⑈031000503⑈ 2000012430022⑈