

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust VS Brandy Petridge

NO. 150-2014 ED NO. 1648-2013 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

BID PRICE (INCLUDES COST) \$ 3086.16

POUNDAGE - 2% OF BID \$ 61.72

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

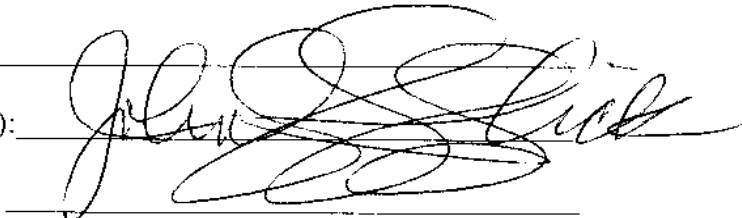
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3147.88

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

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

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

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 3147.88

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1797.88

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

**Defendant**  
BRANDY M PETRIDGE

**Attorney for the Plaintiff:**

KML LAW GROUP, P.C.  
701 MARKET STREET  
PHILADELPHIA, PA 19106

**Sheriff's Sale Date:** Wednesday, December 17, 2013

**Writ of Execution No. :** 2013CV1648

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 354 EAST 8TH STREET, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,476.60
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs** **\$2,194.10**

## Municipal Costs

Sewer	\$825.06
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**Total Municipal Costs** **\$825.06**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$3,086.16**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office, Pennsylvania

KML LAW GROUP, P.C.  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322  
info@kmlawgroup.com

**FIRSTTRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360

78468

12/29/2014

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

ONE THOUSAND SEVEN HUNDRED NINETY-SEVEN AND 88 / 100

\$ \*\*1,797.88

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO: 113794/Petridge

⑈00784681⑈ ⑆236073801⑆ 70 1107112⑈

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

December 23, 2014

SHERIFF OF COLUMBIA COUNTY  
Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE TRUST 2005-WL3 vs. BRANDY M PETRIDGE  
**Sale Book/Writ No.:** /  
Docket Number: 2013-CV-1648  
Sale Date: 12/17/2014  
Property Address: 354 East 8th Street Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the  
above-captioned matter. Please deed the property to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST  
FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST  
2005-WL3, ASSET-BACKED CERTIFICATES, SERIES 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

**If funds are required to settle with the Sheriff and they are not enclosed, please  
email the cost sheet to the below email address.** Please notify our office when the deed is  
recorded.

**KML LAW GROUP, P.C.**  
Denise Boccella, Legal Assistant  
FC Special Services/Post Sale  
215-825-6454 (Direct Phone)  
215-825-6444 (Fax)  
[dboccella@kmlawgroup.com](mailto:dboccella@kmlawgroup.com)

Loretta Crespo, Paralegal  
FC Special Services/Post Sale  
215-825-6344 (Direct Phone)  
215-825-6444 (Fax)  
[lcrespo@kmlawgroup.com](mailto:lcrespo@kmlawgroup.com)

**Enclosed:** (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type CONVENTIONAL

KML #113794FC

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name <b>KML LAW GROUP, P.C.</b>		Telephone Number: <b>(215) 627-1322</b>	
Mailing Address <b>701 Market Street, Suite 5000 - BNY Independence Center</b>		City <b>Philadelphia</b>	State <b>PA</b>
		ZIP Code <b>19106-1532</b>	

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
**SHERIFF OF COLUMBIA COUNTY**

**C. DATE OF ACCEPTANCE OF DOCUMENT** December 23, 2014

Grantee(s)/Lessee(s)  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL3, ASSET-BACKED CERTIFICATES, SERIES 2005-WL3**

Street Address  
**Sheriff's Office, PO Box 380**

Street Address  
**3815 South West Temple,**

City  
**Bloomsburg**

State  
**PA**

Zip  
**17815**

City  
**Salt Lake City**

State  
**UT**

Zip  
**84115**

**D. REAL ESTATE LOCATION**

Street Address  
**354 East 8th Street**

City, Township, Borough  
**Bloomsburg - TOWN OF BLOOMSBURG**

County  
**Columbia**

School District

Tax Parcel Number  
**05E-02-143**

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration <b>\$3,147.88</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$3,147.88</b>
4. County Assessed Value <b>\$19,658.00</b>	5. Common Level Ratio Factor <b>X 3.61</b>	6. Fair Market Value <b>= \$ 70,965.38</b>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed <b>100%</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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**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 copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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 deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_
- ☐ \_\_\_\_\_

Under penalties of law or ordinance, 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

DATE

December 23, 2014

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED**

# SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>240.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>367.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1476.60</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1701.60</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$ <u>825.06</u>	
TOTAL *****		\$ <u>825.06</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3086.16

**KML LAW GROUP, P.C.**  
SUITE 5000 BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

November 25, 2014

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

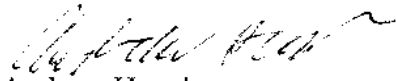
**RE: No. 2013-CV-1648**  
**BRANDY M PETRIDGE**

Real Estate Division:

The above case may be sold on December 17, 2014. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

  
Andrew Hauck  
Legal Assistant

**KML LAW GROUP, P.C.**  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

113794FC  
CF: 12/12/2013  
SD: 12/17/2014  
\$84,792.34

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
**Mortgagor(s) and**  
JOY A. BITLER**Record Owner(s)**

354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2013-CV-1648

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Andrew Hauck, an employee of KML Law Group, P.C., counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ( ) Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- (X) Certified mail by KML Law Group, P.C. (copy of green Postal return receipt attached).
- ( ) Certified mail by Sheriff's Office.
- ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

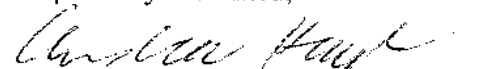
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ( ) Certified Mail & ordinary mail by KML Law Group, P.C. (copy of receipt(s) for Certified Mail attached).
- ( ) Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Andrew Hauck  
Legal Assistant





Date: November 13, 2014

kalilah osei:

The following is in response to your November 13, 2014 request for delivery information on your Certified Mail™ item number 9171999991703513169508. The delivery record shows that this item was delivered on November 6, 2014 at 4:23 pm in BLOOMSBURG, PA 17815. The scanned image of the recipient information is provided below.

Signature of Recipient : BRANDY PETRIDIS

A handwritten signature in black ink, appearing to read "Brandy Petridis", with a stylized flourish at the end.

Address of Recipient : 414 Jefferson St  
Bloomsbury PA 17815

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-  
WL3; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-1648

Sheriff's Sale Date: 12/17/2014

V.

BRANDY M PETRIDGE; et al.  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, KEVEN CHASE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served BRANDY M PETRIDGE the above process on the 9 day of November, 2014, at 11:56 o'clock, AM, at 414 JEFFERSON STREET BLOOMSBURG, PA 17815, County of Columbia, Commonwealth of Pennsylvania:

**Manner of Service:**

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 46-50 Height 5'6 Weight 140 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: \_\_\_\_\_

Commonwealth/State of PA )  
 ) SS:  
County of Berks )

Before me, the undersigned notary public, this day, personally, appeared KEVEN CHASE to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

KEVEN CHASE  
(Signature of Affiant)

Subscribed and sworn to before me  
this 10 day of Nov, 2014

Notary Public

File Number: 113794FC

Case ID #: 4130659

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afferbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017

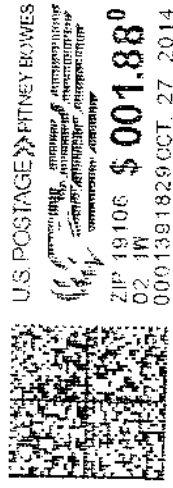
Name and Address of Sender  
**KML LAW GROUP, P.C.**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)  
Postmark and  
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 354 East 8th Street Bloomsburg, PA 17815										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	BITLER, JOY A. 17 Yearling Ct. Irmo, SC 29063										
3.												
4.												
5.												
6.												
7.												
8.												



Total Number of Pieces Listed by Sender: **(4)**  
Total Number of Pieces Received at Post Office: **4**

Postmaster, Per (Name of receiving employee): **RK**

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

113794FC Columbia County Sale Date: 12/17/2014

BRANDY M PETRIDGE

**KML LAW GROUP, P.C.**

Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
Mortgagor(s) and JOY A. BITLER  
Owner(s)

354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2013-CV-1648

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

354 East 8th Street  
Bloomsburg, PA 17815

1. Name and address of Owner(s) or Reputed Owner(s):

BRANDY M PETRIDGE  
354 East 8th Street  
Bloomsburg, PA 17815

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

BRANDY M PETRIDGE  
354 East 8th Street  
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

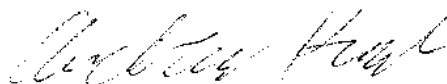
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
354 East 8th Street  
Bloomsburg, PA 17815

BITLER, JOY A.  
17 Yearling Ct.  
Irmo, SC 29063

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.

DATED: November 25, 2014



KML Law Group, P.C.  
BY: Andrew Hauck  
Legal Assistant

**MUNICIPAL AUTHORITY OF THE  
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815  
570.784.5422 570.784.1518 fax bloomsburgapa.org

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December 4, 2014

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Petridge, Brandy  
354 E. 8<sup>th</sup> Street  
Bloomsburg PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale this month. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$825.06.

If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Amber Kenney  
Office Manager

---

Board of Directors:

Thomas Evans, Chairman	Andrew Keister, Vice Chairman
Claude Renninger, Treasurer	Lawrence Mack W. Carey Howell

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

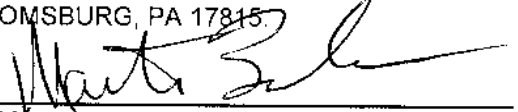


DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
BRANDY M PETRIDGE

Case Number  
2013CV1648

## SHERIFF'S RETURN OF SERVICE

11/12/2014 11:00 AM - 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 354 EAST 8TH STREET, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2014

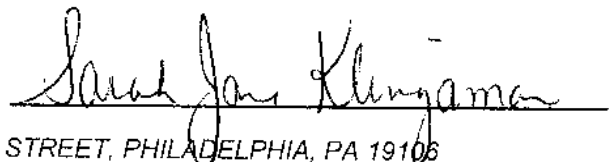
### COMMONWEALTH OF PENNSYLVANIA

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

12TH day of NOVEMBER, 2014



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
BRANDY M PETRIDGE

Case Number  
2013CV1648

## 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: 354 EAST 8TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Front Window

Date:

11-12-14

Time:

1100

Deputy:

8

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV1648

354 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
BRANDY M PETRIDGE

Case Number  
2013CV1648

## SHERIFF'S RETURN OF SERVICE

10/03/2014 02:22 PM - DEPUTY KEVIN DENT, 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: BRANDY M PETRIDGE AT 414 JEFFERSON STREET, BLOOMSBURG, PA 17815.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2014

NOTARY

Affirmed and subscribed to before me this

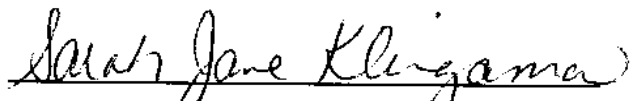
6TH day of OCTOBER, 2014

Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

REAL ESTATE TAX CERTIFICATION

Date: 10/15/2014

Fee: \$5.00

Cert. NO: 19130

PETRIDGE BRANDY M  
414 JEFFERSON ST  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20050 -8479  
Location: 354 EAST EIGHTH STREE  
Parcel Id:05E-02 -143-00,000

Assessment: 19,658  
Balances as of 10/15/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
BRANDY M PETRIDGE

Case Number  
2013CV1648

## SHERIFF'S RETURN OF SERVICE

10/03/2014 02:22 PM - DEPUTY KEVIN DENT, 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: BRANDY M PETRIDGE AT 414 JEFFERSON STREET, BLOOMSBURG, PA 17815.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

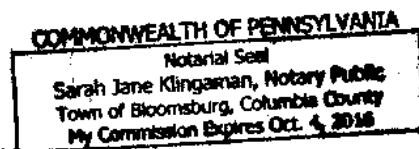
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of OCTOBER, 2014





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JOY A BITLER (et al.)

Case Number  
2013CV1648

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 150

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: BRANDY M PETRIDGE

Primary Address: 414 JEFFERSON STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: EVA CHURCH

Relation: ROOMMATE

Date: 10/3/14

Time: 1422

Deputy: 5

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

PETRIDGE, BRANDY M

2013CV1648

414 JEFFERSON STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JOY A BITLER (et al.)

Case Number  
2013CV1648

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 150

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: BRANDY M PETRIDGE  
Primary Address: 354 EAST 8TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone: 414 JERKINSON ST, Bloom

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: EVA CHURCH

Relation: ROOMMATE

Date: 10/3/14 Time: 1422

Deputy: 5 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 784-2964

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

PETRIDGE, BRANDY M

2013CV1648

354 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JOY A BITLER (et al.)

Case Number  
2013CV1648

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 150

Warrant:

Notes: 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: Karen Richendrfer

Relation: Clerk II

Date: 10-3-11 Time: 1045

Deputy: 8 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1648 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

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JOY A BITLER (et al.)

Case Number  
2013CV1648

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 150

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 354 EAST 8TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge: Posted Occupant

Relation:

Date: 10/3/14 Time: 1414

Deputy: 5 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2013CV1648

354 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2013CV1648**

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, DECEMBER 17, 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 piece, parcel or of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly side of East Eighth Street and at the northwest corner of lands now or late of Connie M. Allen, said rebar being South 77 degrees 54 minutes 21 seconds West (S 77° 54' 21") a distance of 50.00 feet from a rebar set at the southwest intersection of said East Eighth Street and Cherry Street; THENCE along the westerly line of lands now or late of said Allen and along lands of Joy A. Bitler, South 26 degrees 20 minutes 39 seconds East (S 26° 20' 39" E), a distance of 170.00 feet to a rebar set common corner with lands of said Joy A. Bitler; THENCE along lands of said Bitler and along other lands now or late of Esther M. Nichols (D.B. 266, Pg. 673) as per line agreement recorded in R.B. 734, Pg. 637, South 81 degrees 59 minutes 30 seconds West (S 81° 59' 30" W) a distance of 49.13 feet to a rebar set common corner with lands now or late of said Esther M. Nichols; THENCE along lands now or late of said Nichols (D.B. 266, Pg. 673) as per the aforesaid line agreement, North 28 degrees 20 minutes 39 seconds West (N 28° 20' 39" W) a distance of 108.42 feet to a 3/8 inch drill hole in a stone sidewalk (2.00 feet east of an 18 inch diameter maple) at the southeast corner of other lands now or late of Esther M. Nichols (D.B. 266, Pg. 880); THENCE along the easterly line of other lands now or late of said Nichols (D.B. 266, Pg. 880) as per the aforesaid line agreement; North 18 degrees 20 minutes 42 seconds West (N 18° 20' 42" W) a distance of 56.52 feet to a rebar set on the southerly side of the aforesaid East Eighth Street; THENCE along the southerly side of said East Eighth Street, North 77 degrees 54 minutes 21 seconds East (N 77° 54' 21" E) a distance of 40 feet to the place of BEGINNING. CONTAINING 7,616 Sq. ft. of land in all. The above lot being more fully shown on a survey draft prepared by Drumheller Surveying dated March 31, 1999 and recorded in Columbia County Map Book 7, page 1680. BEING the same premises which Joy Ann Bitler, Executrix of the Estate of Esther M. Nichols, by deed dated August 10, 2006 and about to be recorded simultaneously herewith, granted and conveyed unto Brandy M. Petridge.

**EXCEPTING:**

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, BEGINNING at a No. 5 rebar found at the northwest corner of lands now or formerly of Joy A. Bitler; THENCE along lands of said Bitler, North 81 degrees 59 minutes 30 seconds East 40.20 feet to a No. 5 rebar set; THENCE along other lands of said Bitler, North 28 degrees 20 minutes 39 seconds West, 22.20 feet to a No. 5 rebar set; THENCE along lands now or formerly of Esther M. Nichols Estate, South 49 degrees 35 minutes 58 seconds West 39.34 feet to the point and place of BEGINNING. CONTAINING 424 square feet of land and BEING designated as Lot # 1 on a survey draft prepared by Drumheller Surveying dated August 2, 2005, last revised October 5, 2005, and filed in Columbia County Map Book 8, Page 859.

TAX PARCEL #05E-02-143

BEING KNOWN AS: 354 East 8th Street, Bloomsburg, PA. 17815

**PROPERTY ADDRESS: 354 EAST 8TH STREET, BLOOMSBURG, PA 17815**

**UPI / TAX PARCEL NUMBER: 05E-02-143**

Seized and taken into execution to be sold as the property of BRANDY M PETRIDGE in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE**

ing to law deposes and says that Press  
1 with its principal office and place of business at  
ty of Columbia and State of Pennsylvania, and  
and has been published daily, continuously in  
d on the attached notice November 26, December  
pers or publisher or designated agent of the owner  
advertisement was published; that neither the  
subject matter of said notice and advertisement  
statement as to time, place, and character of

*James I. Michl*

11<sup>th</sup> day of December 2014

*Karen M. Beach*

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Karen M. Beach, Notary Public

Scott Twp., Columbia County

My Commission Expires May 13, 2018

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JOY A BITLER (et al.)

Case Number  
2013CV1648

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

150

Warrant:

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

### Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

MARY WARD

Relation:

Tax Collector

Date:

10/3/14

Time:

1400

Deputy:

5

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

WARD, MARY F.

2013CV1648

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
JOY A BITLER (et al.)

Case Number  
2013CV1648

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 150

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: Denise Siegel

Relation: Tax Clerk

Date: 10-3-14

Time: 0807

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV1648

PO BOX 380, 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 10/02/14**

Account:

Name:

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

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: **1009789**  
Description: **B Petridge**  
Run Dates: **11/26/14 to 12/10/14**  
Class: **2**  
Agate Lines: **270**  
Blind Box:

**Total Ad Cost \$1,476.60**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/26/14	12/10/14	3	\$1,476.60

## SHERIFFS SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2013CV1648

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, DECEMBER 17, 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 piece, parcel or of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to wit:

**BEGINNING** at a rebar set on the southerly side of East Eighth Street and at the north-west corner of lands now or late of Connie M. Allen, said rebar being South 77 degrees 54 minutes 21 seconds West (S 77° 54' 21") a distance of 50.00 feet from a rebar set at the southwest intersection of said East Eighth Street and Cherry Street, **THENCE** along the westerly line of lands now or late of said Allen and diving lands of Joy A. Bitter, South 20 degrees 20 minutes 39 seconds East (S 20° 20' 39") L a distance of 170.00 feet to a rebar set common corner with lands of said Joy A. Bitter, **THENCE** along lands of said Bitter and along other lands now or late of Esther M. Nichols (D.B. 266, Pg. 673) as per line agreement recorded in R.B. 734, Pg. 637, South 81 degrees 59 minutes 30 seconds West (S 81° 59' 30") a distance of 49.13 feet to a rebar set common corner with lands now or late of said Esther M. Nichols, **THENCE** along lands now or late of said Nichols (D.B. 266, Pg. 673) as per the aforesaid line agreement, North 26 degrees 20 minutes 39 seconds West (N 26° 20' 39" W) a distance of 108.42 feet to a 3/8 inch diameter hole in a stone sidewalk (2.00 feet east of an 18 inch diameter maple) at the southeast corner of other lands now or late of Esther M. Nichols (D.B. 266, Pg. 680); **THENCE** along the easterly line of other lands now or late of said Nichols (D.B. 266, Pg. 680) as per the aforesaid line agreement, North 18 degrees 20 minutes 42 seconds West (N 18° 20' 42" W) a distance of 59.52 feet to a rebar set on the southerly side of the aforesaid East Eighth Street; **THENCE** along the southerly side of said East Eighth Street, North 77 degrees 54 minutes 21 seconds East (N 77° 54' 21" E) a distance of 40 feet to the place of **BEGINNING**; **CONTAINING** 7616 Sq. ft. of land in all. The above lot being more fully shown on a survey draft prepared by Drumheller Surveying dated March 31, 1999 and recorded in Columbia County Map Book 7, page 1690. **BEING** the same premises which Joy Ann Bitter, Executrix of the Estate of Esther M. Nichols, by deed dated August 11, 2009, and about to be recorded simultaneously herewith, granted and conveyed unto Brandy M. Petridge.

### EXCEPTING:

All THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, **BEGINNING** at a No. 5 rebar found at the northeast corner of lands now or formerly of Joy A. Bitter, **THENCE** along lands of said Bitter, North 81 degrees 59 minutes 30 seconds East 40.70 feet to a No. 5 rebar set; **THENCE** along other lands of said Bitter, North 26 degrees 20 minutes 39 seconds West, 22.20 feet to a No. 5 rebar set; **THENCE** along lands now or formerly of Esther M. Nichols Estate, South 45 degrees 35 minutes 58 seconds West 39.34 feet to the point and place of **BEGINNING**; **CONTAINING** 424 square feet of said and said **BEING** designated as Lot #1 on a survey draft prepared by Drumheller Surveying dated August 2, 2006, last revised October 5, 2010, and filed in Columbia County Map Book 8, Page 859.

TAX PARCEL #05E02-143  
BEING KNOWN AS, 354 East 8th Street, Bloomsburg, PA, 17815

PROPERTY ADDRESS: 354 EAST 8TH STREET BLOOMSBURG, PA 17815

UPP / TAX PARCEL NUMBER: 05E-02-143

Served and taken into execution to be sold as the property of BRANDY M. PETRIDGE in suit of DELUSCHIL BANK NATIONAL TRUST COMPANY

**TERMS OF SALE:** MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within a 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 recover 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  
KVL LAW GROUP, PC  
PHILADELPHIA, PA

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1648

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, DECEMBER 17, 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 piece, parcel or of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly side of East Eighth Street and at the northwest corner of lands now Or late of Connie M. Allen. said rebar being South 77 degrees 54 minutes 21 seconds West (S 77° 54' 21") a distance of 50.00 feet from a rebar set at the southwest intersection of said East Eighth Street and Cherry Street; THENCE along the westerly line of lands now or late of said Allen and along lands of Joy A. Bitler, South 26 degrees 20 minutes 39 seconds East (S 26° 20' 39" E), a distance of 170.00 feet to a rebar set common corner with lands of said Joy A. Bitler; THENCE along lands of said Bitler and along other lands now or late of Esther M. Nichols (D.H. 266, Pg. 673) as per line agreement recorded in R.B. 734, Pg. 637, South 81 degrees 59 minutes 30 seconds West (S 81° 59' 30" W) a distance of 49.13 feet to a rebar set common corner with lands now or late of said Esther M. Nichols; THENCE along lands now or late of said Nichols (D.B. 266, Pg 673) as per the aforesaid line agreement, North 26 degrees 20 minutes 39 seconds West (N 26° 20' 39" W) a distance of 108.42 feet to a 3/8 inch drill hole in a stone sidewalk (2.00 feet east of an 18 inch diameter maple) at the southeast corner of other lands now or late of Esther M. Nichols (D.B. 266, Pg 880); THENCE along the easterly line of other lands now or late of said Nichols (D.B. 266, Pg 880) as per the aforesaid line agreement, North 18 degrees 20 minutes 42 seconds West (N 18° 20' 42" W) a distance of 56.52 feet to a rebar set on the southerly side of the aforesaid East Eighth Street; THENCE along the southerly side of said East Eighth Street, North 77 degrees 54 minutes 21 seconds East (N 77° 54' 21" E) a distance of 40 feet to the place of BEGINNING. CONTAINING 7,616 Sq. ft. of land in all. The above lot being more fully shown on a survey draft prepared by Drumheller Surveying dated March 31, 1999 and recorded in Columbia County Map Book 7, page 1680.

BEING the same premises which Joy Ann Bitler, Executrix of the Estate of Esther M. Nichols, by deed dated August 10, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Brandy M. Petridge.

EXCEPTING:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows,

BEGINNING at a No. 5 rebar found at the northwest corner of lands now or formerly of Joy A. Bitler; THENCE along lands of said Bitler, North 81 degrees 59 minutes 30 seconds East 40.20 feet to a No. 5 rebar set; THENCE along other lands of said Bitler, North 26 degrees 20 minutes 39 seconds West, 22.20 feet to a No. 5 rebar set; THENCE along lands now or formerly of Esther M. Nichols Estate, South 49 degrees 35 minutes 58 seconds West 39.34 feet to the point and place of BEGINNING.

CONTAINING 424 square feet of land and BEING designated as Lot #1 on a survey draft prepared by Drumheller Surveying dated August 2, 2005, last revised October 5, 2005, and filed in Columbia County Map Book 8, Page 859.

TAX PARCEL #05E-02-143

BEING KNOWN AS: 354 East 8th Street, Bloomsburg, P A, 17815

PROPERTY ADDRESS: 354 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-143

**Seized and taken into execution to be sold as the property of BRANDY M PETRIDGE in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.**

---

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

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
**Mortgagor and Real Owner**  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1648

2014-ED-150

CLERK OF COURTS OFFICE  
JUL 24 2 10 PM 14 A.P.

SEP 29 A 11:22

FILED  
PROTHONOTARY

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$84,792.34

Interest from

**9/27/2014** to Date of

Sale at 10.5000%

(Costs to be added)

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

vs.

BRANDY M PETRIDGE  
354 East 8th Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-1648

2014-ED-150  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia, Pennsylvania

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

PREMISES: 354 East 8th Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$84,792.34
Interest From 9/27/2014	
Through Date of Sale	
(Costs to be added)	

Dated:

9-29-14

Barbara N. Siluth  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Kelly P. Brewer

Prothonotary of the Court  
of Columbia County, Pennsylvania  
9/29/2014 10:14 AM

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
**Mortgagor and Real Owner**  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1648

2014-ED-150

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

354 East 8th Street  
Bloomsburg, PA 17815

1. Name and address of Owner(s) or Reputed Owner(s):

BRANDY M PETRIDGE  
414 Jefferson Street  
Bloomsburg, PA 17815

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

BRANDY M PETRIDGE  
414 Jefferson Street  
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675



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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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.

**TENANTS/OCCUPANTS**

354 East 8th Street  
Bloomsburg, PA 17815

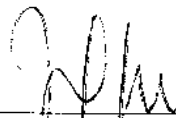
BITLER, JOY A.  
17 Yearling Ct.  
Irmo, SC 29063

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: \_\_\_\_\_

9/20/14

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



**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Pulco Pa. ID 27615

\_\_\_\_ Joshua J. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

✓ \_\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

**KML Law Group, P.C.**

Suite 5000 - BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
TRUST 2005-WL3  
3815 South West Temple  
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Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-1648

2014-ED-150

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: PETRIDGE, BRANDY M.  
**BRANDY M PETRIDGE**  
414 Jefferson Street  
Bloomsburg, PA 17815

Your house at 354 East 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Dec. 17<sup>th</sup> 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$84,792.34 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3 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 cancelled if you pay to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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 in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

**168 E. 5th Street**

**Bloomsburg, PA 17815**

**717-784-8760**

**PENNSYLVANIA BAR ASSOCIATION**

**P.O. Box 186**

**Harrisburg, PA 17108**

**800-692-7375**

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 113794FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**KML Law Group, P.C.**

Suite 5000 - BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Attorney for Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-1648

2014-ED-150

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- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
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- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 113794FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

ALL that certain piece, parcel or of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly side of East Eighth Street and at the northwest corner of lands now or late of Connie M. Allen, said rebar being South 77 degrees 54 minutes 21 seconds West (S 77° 54' 21") a distance of 50.00 feet from a rebar set at the southwest intersection of said East Eighth Street and Cherry Street; THENCE along the westerly line of lands now or late of said Allen and along lands of Joy A. Bitler, South 26 degrees 20 minutes 39 seconds East (S 26° 20' 39" E), a distance of 170.00 feet to a rebar set common corner with lands of said Joy A. Bitler; THENCE along lands of said Bitler and along other lands now or late of Esther M. Nichols (D.B. 266, Pg. 673) as per line agreement recorded in R.B. 734, Pg. 637, South 81 degrees 59 minutes 30 seconds West (S 81° 59' 30" W) a distance of 49.13 feet to a rebar set common corner with lands now or late of said Esther M. Nichols; THENCE along lands now or late of said Nichols (D.B. 266, Pg 673) as per the aforesaid line agreement, North 26 degrees 20 minutes 39 seconds West (N 26° 20' 39" W) a distance of 108.42 feet to a 3/8 inch drill hole in a stone sidewalk (2.00 feet east of an 18 inch diameter maple) at the southeast corner of other lands now or late of Esther M. Nichols (D.B. 266, Pg 880); THENCE along the easterly line of other lands now or late of said Nichols (D.B. 266, Pg 880) as per the aforesaid line agreement, North 18 degrees 20 minutes 42 seconds West (N 18° 20' 42" W) a distance of 56.52 feet to a rebar set on the southerly side of the aforesaid East Eighth Street; THENCE along the southerly side of said East Eighth Street, North 77 degrees 54 minutes 21 seconds East (N 77° 54' 21" E) a distance of 40 feet to the place of BEGINNING. CONTAINING 7,616 Sq. ft. of land in all.

The above lot being more fully shown on a survey draft prepared by Drumheller Surveying dated March 31, 1999 and recorded in Columbia County Map Book 7, page 1680.

BEING the same premises which Joy Ann Bitler, Executrix of the Estate of Esther M. Nichols, by deed dated August 10, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Brandy M. Petridge.

EXCEPTING:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows.

BEGINNING at a No. 5 rebar found at the northwest corner of lands now or formerly of Joy A. Bitler.

THENCE along lands of said Bitler, North 81 degrees 59 minutes 30 seconds East 40.20 feet to a No. 5 rebar set;

THENCE along other lands of said Bitler, North 26 degrees 20 minutes 39 seconds West, 22.20 feet to a No. 5 rebar set;

THENCE along lands now or formerly of Esther M. Nichols Estate, South 49 degrees 35 minutes 58 seconds West 39.34 feet to the point and place of BEGINNING.

CONTAINING 424 square feet of land and BEING designated as Lot #1 on a survey draft prepared by Drumheller Surveying dated August 2, 2005, last revised October 8, 2005, and filed in Columbia County Map Book 8, Page 859.

**TAX PARCEL #05E-02-143**

**BEING KNOWN AS: 354 East 8th Street, Bloomsburg, PA, 17815**



KML Law Group, P.C.  
ATTORNEY FOR PLAINTIFF

By: Salvatore Filipello, Esquire  
Attorney I.D. #313897  
Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

FILED  
PROTHONOTARY

2014 JUL 22 P 12:34

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
Mortgagor and Record Owner  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

AMENDED ACTION OF MORTGAGE  
FORECLOSURE

No. 2013-CV-1648

**AFFIDAVIT OF SERVICE**

I hereby certify that Plaintiff's Amended Complaint relative to the above captioned matter was served pursuant to Rule 440 by first class mail upon Defendant BRANDY M. PETRIDGE on the date listed below.

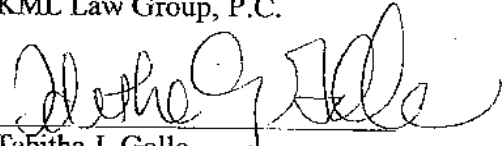
I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

BRANDY M. PETRIDGE  
414 Jefferson Street  
Bloomsburg, PA 17185

TENANTS/OCCUPANTS  
354 East 8<sup>th</sup> Street  
Bloomsburg, PA 17815

Date: July 21, 2014

KML Law Group, P.C.

  
Tabitha J. Gallo  
Litigation Paralegal

**KML LAW GROUP, P.C.**  
SUITE 5000  
BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM  
(215) 627-1322  
FAX (215) 627-7734

September 26, 2014

Docket #2013-CV-1648

2014-ED-150

**ATTENTION: COLUMBIA COUNTY SHERIFF**

We would like to bring to your attention that defendant(s):

**BRANDY M. PETRIDGE** will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT  
KML LAW GROUP, P.C.  
Main - (215) 627-1322  
Fax - (215) 627-7734

**KML Law Group, P.C.**

Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
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Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
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Bloomsburg, PA 17815

Your house at 354 East 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Dec. 17 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$84,792.34 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3 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 cancelled if you pay to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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 in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**NORTH PENN LEGAL SERVICES P/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 113794FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE TRUST  
2005-WL3

3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
**Mortgagor and Real Owner**  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2013-CV-1648

2014-ED-150

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Pulco Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Andrew F. Gornall Pa. ID 92382  
\_\_\_\_ Salvatore Filippello Pa. ID 313897  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160  
**Attorneys for Plaintiff**

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
Mortgagor and Real Owner  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1648

2014-ED-150

**WAIVER OF WATCHMAN**

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

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\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

ALL that certain piece, parcel or of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly side of East Eighth Street and at the northwest corner of lands now or late of Connie M. Allen, said rebar being South 77 degrees 54 minutes 21 seconds West (S 77° 54' 21") a distance of 50.00 feet from a rebar set at the southwest intersection of said East Eighth Street and Cherry Street; THENCE along the westerly line of lands now or late of said Allen and along lands of Joy A. Bitler, South 26 degrees 20 minutes 39 seconds East (S 26° 20' 39" E), a distance of 170.00 feet to a rebar set common corner with lands of said Joy A. Bitler; THENCE along lands of said Bitler and along other lands now or late of Esther M. Nichols (D.B. 266, Pg. 673) as per line agreement recorded in R.B. 734, Pg. 637, South 81 degrees 59 minutes 30 seconds West (S 81° 59' 30" W) a distance of 49.13 feet to a rebar set common corner with lands now or late of said Esther M. Nichols; THENCE along lands now or late of said Nichols (D.B. 266, Pg 673) as per the aforesaid line agreement, North 26 degrees 20 minutes 39 seconds West (N 26° 20' 39" W) a distance of 108.42 feet to a 3/8 inch drill hole in a stone sidewalk (2.00 feet east of an 18 inch diameter maple) at the southeast corner of other lands now or late of Esther M. Nichols (D.B. 266, Pg 880); THENCE along the easterly line of other lands now or late of said Nichols (D.B. 266, Pg 880) as per the aforesaid line agreement, North 18 degrees 20 minutes 42 seconds West (N 18° 20' 42" W) a distance of 56.52 feet to a rebar set on the southerly side of the aforesaid East Eighth Street; THENCE along the southerly side of said East Eighth Street, North 77 degrees 54 minutes 21 seconds East (N 77° 54' 21" E) a distance of 40 feet to the place of BEGINNING. CONTAINING 7,616 Sq. ft. of land in all.

The above lot being more fully shown on a survey draft prepared by Drumheller Surveying dated March 31, 1999 and recorded in Columbia County Map Book 7, page 1680.

BEING the same premises which Joy Ann Bitler, Executrix of the Estate of Esther M. Nichols, by deed dated August 10, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Brandy M. Petridge.

**EXCEPTING:**

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows.

BEGINNING at a No. 5 rebar found at the northwest corner of lands now or formerly of Joy A. Bitler;

THENCE along lands of said Bitler, North 81 degrees 59 minutes 30 seconds East 40.20 feet to a No. 5 rebar set;

THENCE along other lands of said Bitler, North 26 degrees 20 minutes 39 seconds West, 22.20 feet to a No. 5 rebar set;

THENCE along lands now or formerly of Esther M. Nichols Estate, South 49 degrees 35 minutes 58 seconds West 39.34 feet to the point and place of BEGINNING.

CONTAINING 424 square feet of land and BEING designated as Lot #1 on a survey draft prepared by Drumheller Surveying dated August 2, 2005, last revised October 8, 2005, and filed in Columbia County Map Book 8, Page 859.

**TAX PARCEL #05E-02-143**

**BEING KNOWN AS: 354 East 8th Street, Bloomsburg, PA, 17815**



In the Court of Common Pleas of Columbia County

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-  
WL3

3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
Mortgagor and Real Owner  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

No. 2013-CV-1648

2014-ED-150

PROTHONOTARY  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PA  
SEP 22 2014

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT  
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE  
OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BRANDY M PETRIDGE by default for want of an Answer.

Assess damages as follows:

\$84,792.34

Debt

Interest from 9/27/2014 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO  
BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment  
is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the  
filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

AND NOW September 29, 2014, Judgment is entered in favor of  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-  
WL3 and against BRANDY M PETRIDGE by default for want of an Answer and damages assessed in the sum of  
\$84,792.34 as per the above certification.

Barbara N. Silvestri  
Prothonotary

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-  
WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

No. 2013-CV-1648

vs.

2014-ED-150

BRANDY M PETRIDGE  
Mortgagor and Real Owner  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT  
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE  
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~  
Prothonotary

By: Boukwa N. Selwet MT

Deputy

If you have any questions concerning the above, please contact:

**KML Law Group, P.C.**  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
Mortgagor and Real Owner  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1648

### ORDER FOR JUDGMENT

Please enter Judgment in favor of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3, and against BRANDY M PETRIDGE for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$84,792.34.

By: 

**KML LAW GROUP P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Andrew F. Gornall Pa. ID 92382  
\_\_\_\_ Salvatore Filippello Pa. ID 313897  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ ☒ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3 3815 South West Temple Salt Lake City, UT 84115 and that the name(s) and last known address(es) of the Defendant(s) is/are BRANDY M PETRIDGE, 414 Jefferson Street Bloomsburg, PA 17815;

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
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\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Andrew F. Gornall Pa. ID 92382  
\_\_\_\_ Salvatore Filippello Pa. ID 313897  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ ☒ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

**ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$60,984.86
Interest from 11/01/2011 through 09/26/2014	\$18,331.51
Reasonable Attorney's Fee	\$1,140.00
Late Charges	\$285.04
Costs of Suit and Title Search	\$580.00
Escrow	
Suspense	\$2,687.12
Recoverable Balance	(S204.19)
	\$988.00

\$84,792.34

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

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

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\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

AND NOW, this 29 day of Sept, 2014 damages are assessed as above.

Barbara N. Suberth MT  
Pro Prothy

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
TRUST 2005-WJ3  
3815 South West Temple  
Salt Lake City, UT 84115

Plaintiff

vs.

BRANDY M PETRIDGE  
**Mortgagor and Real Owner**  
354 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1648

2014-ED-150

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$84,792.34

Interest from

9/27/2014 to Date of

Sale at 10.5000%

(Costs to be added)

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

No. 2013-CV-1648  
**IN THE COURT OF COMMON PLEAS**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-  
WL3

vs.

BRANDY M PETRIDGE  
(Mortgagor and Real Owner)  
354 East 8th Street  
Bloomsburg, PA 17815

---

**PRAECIPE FOR WRIT OF EXECUTION**  
(Mortgage Foreclosure)

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---

KML Law Group, P.C.  
Attorney for Plaintiff

---

**KML Law Group, P.C.**  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE TRUST 2005-WL3  
3815 South West Temple  
Salt Lake City, UT 84115

vs.

BRANDY M PETRIDGE  
354 East 8th Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-1648

2014-ED-150

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia, Pennsylvania

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

PREMISES: 354 East 8th Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	<u>\$84,792.34</u>
Interest From <b>9/27/2014</b> Through Date of Sale	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated: 9-29-14

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

Deputy Kelly P. Brewer  
Prothonotary, Common Pleas Court  
Columbia County, Pennsylvania

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3

vs.

BRANDY M PETRIDGE  
Mortgagor(s)  
354 East 8th Street Bloomsburg, PA 17815

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$84,792.34
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$

Office of Judicial Support  
Judg. Fee  
Cr.  
Sat.

KML Law Group, P.C.  
Attorney for Plaintiff  
**KML Law Group, P.C.**  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322



ALL that certain piece, parcel or of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly side of East Eighth Street and at the northwest corner of lands now or late of Connie M. Allen, said rebar being South 77 degrees 54 minutes 21 seconds West (S 77° 54' 21") a distance of 50.00 feet from a rebar set at the southwest intersection of said East Eighth Street and Cherry Street; THENCE along the westerly line of lands now or late of said Allen and along lands of Joy A. Bitler, South 26 degrees 20 minutes 39 seconds East (S 26° 20' 39" E), a distance of 170.00 feet to a rebar set common corner with lands of said Joy A. Bitler; THENCE along lands of said Bitler and along other lands now or late of Esther M. Nichols (D.B. 266, Pg. 673) as per line agreement recorded in R.B. 734, Pg. 637, South 81 degrees 59 minutes 30 seconds West (S 81° 59' 30" W) a distance of 49.13 feet to a rebar set common corner with lands now or late of said Esther M. Nichols; THENCE along lands now or late of said Nichols (D.B. 266, Pg 673) as per the aforesaid line agreement, North 26 degrees 20 minutes 39 seconds West (N 26° 20' 39" W) a distance of 108.42 feet to a 3/8 inch drill hole in a stone sidewalk (2.00 feet east of an 18 inch diameter maple) at the southeast corner of other lands now or late of Esther M. Nichols (D.B. 266, Pg 880); THENCE along the easterly line of other lands now or late of said Nichols (D.B. 266, Pg 880) as per the aforesaid line agreement, North 18 degrees 20 minutes 42 seconds West (N 18° 20' 42" W) a distance of 56.52 feet to a rebar set on the southerly side of the aforesaid East Eighth Street; THENCE along the southerly side of said East Eighth Street, North 77 degrees 54 minutes 21 seconds East (N 77° 54' 21" E) a distance of 40 feet to the place of BEGINNING. CONTAINING 7,616 Sq. ft. of land in all.

The above lot being more fully shown on a survey draft prepared by Drumheller Surveying dated March 31, 1999 and recorded in Columbia County Map Book 7, page 1680.

BEING the same premises which Joy Ann Bitler, Executrix of the Estate of Esther M. Nichols, by deed dated August 10, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Brandy M. Petridge.

EXCEPTING:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows.

BEGINNING at a No. 5 rebar found at the northwest corner of lands now or formerly of Joy A. Bitler;

THENCE along lands of said Bitler, North 81 degrees 59 minutes 30 seconds East 40.20 feet to a No. 5 rebar set;

THENCE along other lands of said Bitler, North 26 degrees 20 minutes 39 seconds West, 22.20 feet to a No. 5 rebar set;

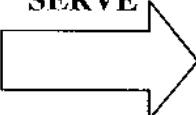
THENCE along lands now or formerly of Esther M. Nichols Estate, South 49 degrees 55 minutes 58 seconds West 39.34 feet to the point and place of BEGINNING.

CONTAINING 424 square feet of land and BEING designated as Lot #1 on a survey draft prepared by Drumheller Surveying dated August 2, 2005, last revised October 8, 2005, and filed in Columbia County Map Book 8, Page 859.

**TAX PARCEL #05E-02-143**

**BEING KNOWN AS: 354 East 8th Street, Bloomsburg, PA, 17815**

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3		COURT NUMBER 2013-CV-1648	2014-ED-150
DEFENDANT/S/ BRANDY M PETRIDGE		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRANDY M PETRIDGE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 354 East 8th Street, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE September 26, 2014
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

## Document Receipt

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Trans #	3850	Carrier / service:	USPS Server	First-Class Mail®	10/2/2014 12:00:00 AM
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## Ship to:

JOY BITLER

17 YEARLING CT.

Tracking #: 71901140006000038482

Doc Ref #: 2014ED150

Postage 5.3400

IRMO SC 29063

## Document Receipt

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Trans #	3849	Carrier / service:	USPS Server	First-Class Mail®	10/2/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000038475

Doc Ref #: 2014ED150

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000038468

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HARRISBURG PA 17105

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000038451

Doc Ref #: 2014ED150

Postage 5.3400

HARRISBURG PA 17128

150

**KML LAW GROUP, P.C.**  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322  
info@kmlawgroup.com

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09/26/2014

117578

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

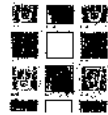
\$ \*\*1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

*Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

MEMO 113794/ Petridge

⑈00777578⑈ ⑆236073801⑆ 70 1107112⑈

Security features. Details on back.