

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Loan Gate vs Leonard Armstrong & Karen NES

NO. 170-2014 ED NO. 892-2014 JD

DATE/TIME OF SALE: May 13, 2015 9:00 AM

BID PRICE (INCLUDES COST) \$ 5668.42

POUNDAGE - 2% OF BID \$ 113.31

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5778.73

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5778.73

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4428.73

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LOAN CARE

vs.

Defendant
LEONARD ARMSTRONG, III
KAREN L MOSS

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, May 13, 2015

Writ of Execution No. : 2014CV892

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2020 ORCHARD WAY, BERWICK, PA 18603

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	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,411.44
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	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,346.94**

Municipal Costs

Sewer \$3,250.48

Total Municipal Costs **\$3,250.48**

Distribution Costs

Recording Fees \$68.00

Total Distribution Costs **\$68.00**

Grand Total: **\$5,665.42**

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, Berwick, PA

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

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

SUITE 201
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(215) 790-1010
FAX (215) 790-1274

SUITE 2509
111 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

July 13, 2015

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

Re: Selene Finance LP vs. Leonard L. Armstrong, III and Karen L. Moss
Columbia County, Court of Common Pleas, No. 2014-CV-892
Action in Mortgage Foreclosure
Premises: 2020 Orchard Way, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: May 13, 2015

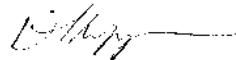
Dear Sheriff:

Enclosed please find a check in the amount of \$4,428.73 which represents the amount necessary to complete settlement and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Selene Finance LP, 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042-4546** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Deborah Flippen
Legal Assistant

/df
Enclosures



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 ONLY

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

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

Name

McCabe, Weisberg and Conway, P.C.

Mailing Address

123 S. Broad Street, Suite 1400

City

Philadelphia

Telephone Number

215-790-1010

State

PA

ZIP Code

19109

B. TRANSFER DATA

Date of Acceptance of Document / /

Grantor(s)/Lessor(s)

Sheriff of Columbia

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Selene Finance LP

Telephone Number:

Mailing Address

Columbia County Courthouse, 35 West Main Street

Mailing Address

9990 Richmond Avenue, Suite 400 South

City

Bloomsburg

State

PA

ZIP Code

17815

City

Houston

State

TX

ZIP Code

77042-4546

C. REAL ESTATE LOCATION

Street Address

2020 Orchard Way

City, Township, Borough

Borough of Briar Creek

County

Columbia

School District

Berwick Area

Tax Parcel Number

06-1B2-022-05-000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$5,778.73

2. Other consideration

+ 0.00

3. Total Consideration

= \$5,778.73

4. County Assessed Value

\$28,176.00

5. Common Level Ratio Factor

x 3.60

6. Fair Market Value

= \$101,433.60

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

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete 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 a copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)

☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on May 13, 2015 to Selene Finance LP as holder of a mortgage in default, and, thus, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

7/15/15

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

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



3-50/310



104734

NO. 104734

PAY: Four thousand four hundred twenty-eight and seventy-three/100

DATE 07/13/2015 AMOUNT \$4,428.73

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff(465-0170) - Armstrong III, Leonard & Karen Moss

⑈ 104734 ⑈ ⑆031000503⑆ 2000012430022⑈

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

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
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WESTMONT, NJ 08108
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FAX (856) 858-7020

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(215) 790-1010
FAX (215) 790-1274

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (631) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-1529
FAX 855-425-1980

March 17, 2015

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

Re:

Selene Finance LP vs. Leonard L. Armstrong, III and Karen L. Moss
Columbia County; C.C.P; No. 2014-CV-892
Premises: 2020 Orchard Way, Berwick, Pennsylvania 18603

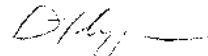
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 18, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **May 13, 2015** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

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

Very truly yours,



Deborah Flippen, Legal Assistant

/df

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

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

Selene Finance LP

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2014-CV-892

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **March 18, 2015** at 11:00 A.M. in the above-captioned matter has been continued until **May 13, 2015** at 11:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Leonard L. Armstrong, III
Karen L. Moss
2020 Orchard Way
Berwick, Pennsylvania, 18603

Date: 3/17/15

McCABE, WEISBERG & CONWAY, P.C.

BY:

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

Attorneys for Plaintiff

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

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
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FAX (215) 790-1274

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

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

SUITE 2806
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 312-4084
FAX: (855) 845-2584

February 11, 2015

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

Re:

Scelene Finance LP vs. Leonard L. Armstrong, III and Karen L. Moss
Columbia County; C.C.P.; No. 2014-CV-892
Premises: 2020 Orchard Way, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **February 11, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 18, 2015** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

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

Very truly yours,



Deborah Flippen, Legal Assistant

/df

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

SIGNATURE

DATE

LAW OFFICES
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FAX (856) 858-7020

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SUITE 203
722 F. MARKET STREET
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(571) 449-9350
FAX: (855) 845-2585

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

February 11, 2015

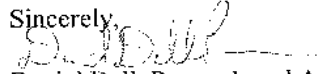
Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Scelene Finance LP vs. Leonard L. Armstrong, III and Karen L. Moss
Columbia County, No. 2014-CV-892
Premises: 2020 Orchard Way, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on March 18, 2015.

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

Sincerely,

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

/DDP
cc: Office of the Sheriff/Real Estate Division

DATE OF ENTRY
2015 MAR 12 A 9 01
SHERIFF'S OFFICE
ARMSTRONG COUNTY

McCABE, WEISBERG AND CONWAY, P.C.

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

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

Selene Finance LP
Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2014-CV-892

SHERIFF'S OFFICE
ARMSTRONG COUNTY

2015 MAR 12 AM 9:07

DATE OF ENTRY

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 11th day of February, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

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

SWORN AND SUBSCRIBED

DATE: 2/11/15

BEFORE ME THIS 11th DAY

McCABE, WEISBERG & CONWAY, P.C.

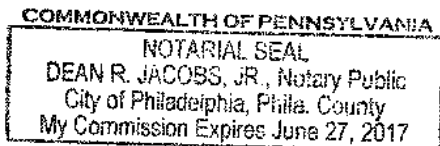
OF February, 2015

BY: Marc S. Weisberg

NOTARY PUBLIC

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input checked="" type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
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<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

Selene Finance LP

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-CV-892

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2020 Orchard Way, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Leonard L. Armstrong, III	2020 Orchard Way Berwick, Pennsylvania 18603
Karen L. Moss	2020 Orchard Way Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

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

Leonard L. Armstrong, III	2020 Orchard Way Berwick, Pennsylvania 18603
---------------------------	---

Karen L. Moss	2020 Orchard Way Berwick, Pennsylvania 18603
---------------	---

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

Name	Address
Plaintiff herein	

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

Name	Address
Plaintiff herein	

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

Name	Address
Berwick Area joint Sewer Authority	1108 Freas Avenue Berwick, Pennsylvania 18603

Berwick Area joint Sewer Authority c/o Anthony J. McDonald, Esquire	Bull, Bull & Knecht, LLP 106 Market Street Berwick, Pennsylvania 18603
--	--

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

Name	Address
None	

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

Name	Address
Tenants/Occupants	2020 Orchard Way Berwick, Pennsylvania 18603

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

United States of America

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

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

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

2/11/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

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

Attorneys for Plaintiff

Re: Selene Finance LP v. Leonard L. Armstrong, III. et al.
Columbia County; Number: 2014-CV-892

McCABE, WEISBERG AND CONWAY, P.C.

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

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

Selene Finance LP
Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-892

DATE: February 11, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Leonard L. Armstrong, III and Karen L. Moss

PROPERTY: 2020 Orchard Way, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$163,379.98

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **March 18, 2015 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

[illegible]

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handl Time
1	Selene Finance I P v Leonard L Armstrong III and Karen L Moss	Leonard L. Armstrong, III 2020 Orchard Way Berwick, Pennsylvania 18603			
2		Karen L. Moss 2020 Orchard Way Berwick, Pennsylvania 18603			
3		Berwick Area Joint Sewer Authority 1108 Press Avenue Berwick, Pennsylvania 18603			
4		Berwick Area Joint Sewer Authority c/o Anthony J. McDonald, Esquire Bull, Bull & Knecht, LLP 106 Market Street Berwick, Pennsylvania 18603			
5		Tenants 2020 Orchard Way Berwick, Pennsylvania 18603			
6		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard			
7		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107			
8		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128			

[illegible]

18		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754															
19		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
20		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
Total Number of Pieces Listed by Sender 20_	Total Number of Pieces Received at Post Office	Postmaster, Per <i>(Name of receiving employee)</i>	<small>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</small>														

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

Selene Finance LP
Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2014-CV-892

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **February 11, 2015** at 9:00 A.M. in the above-captioned matter has been continued until **March 18, 2015** at 9:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Leonard L. Armstrong, III
Karen L. Moss
2020 Orchard Way
Berwick, Pennsylvania, 18603

Date: 2/11/2015

McCABE, WEISBERG & CONWAY, P.C.

BY:

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

Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Armstrong
 _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>240.00</u>	1350
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>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>525.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>416.44</u>	1-21
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1636.44</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</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	\$ <u>3250.48</u>	
WATER 20	\$	
TOTAL *****		\$ <u>3250.48</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 5465.42

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

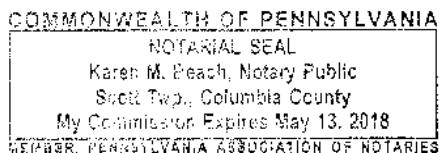
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 21, 28 and February 4, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

PR

Sworn and subscribed to before me this 6th day of February 2015...

Karen M. Beach

(Notary Public)



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

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

REAL ESTATE TAX CERTIFICATION

Date: 01/29/2015

Fee: \$5.00

Cert. NO: 19584

ARMSTRONG LEONARD L III
KAREN L MOSS
2020 ORCHARD WAY
BERWICK PA 18603

District: BRIARCREEK BORO
Deed: 20090 -3671
Location: 2020 ORCHARD WAY
Parcel Id:06 -1B2-022-05,000

Assessment: 28,176
Balances as of 01/29/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff

Per: dm.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 01/29/2015 02:00:15 PM

Owner: ARMSTRONG LEONARD L III

2020 ORCHARD WAY

BERWICK PA 18603

Municipality: BRIAR CREEK BOROUGH

Parcel #: 06 -1B2-022-05,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
009933	R	\$100.20	04/30/2015	\$102.25	06/30/2015	\$112.48	08/31/2015
		Payment					
009933	G	\$262.07	04/30/2015	\$267.42	06/30/2015	\$294.16	08/31/2015
		Payment					
009933	S	\$27.62	04/30/2015	\$28.18	06/30/2015	\$31.00	08/31/2015
		Payment					

389.89

Total Paid To Date:

\$0.00

dm.

Signature

1-29-15

Date

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOAN CARE

vs.

LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SHERIFF'S RETURN OF SERVICE

11/05/2014 12:50 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: LEONARD ARMSTRONG, III AT 2020 ORCHARD WAY, BERWICK, PA 18603.


KEVIN DENT, DEPUTY

SO ANSWERS,

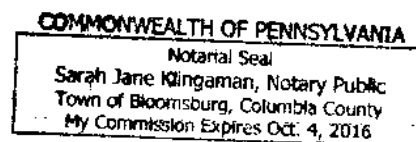

TIMOTHY T. CHAMBERLAIN, SHERIFF


November 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of NOVEMBER, 2014





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOAN CARE

vs.

LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SHERIFF'S RETURN OF SERVICE

11/12/2014 02:23 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: KAREN L MOSS AT 2020 ORCHARD WAY, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

2ND

day of

JANUARY

2015

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SHERIFF'S RETURN OF SERVICE

01/05/2015 02:00 PM - DEPUTY SCOTT MAYERNICK, 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 2020 ORCHARD WAY, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 05, 2015

NOTARY


Affirmed and subscribed to before me this

5TH day of JANUARY, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19103

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 2020 ORCHARD WAY
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

1-5-15

Time:

14:00

Deputy:

3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2014CV892

2020 ORCHARD WAY, BERWICK, PA 18603

NO EXPIRATION

OFFICE OF COLUMBIA COUNTY



Earl D. Mordan, Jr.
Chief Deputy

Case Number
2014CV892

SERVICE COVER SHEET

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 170

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

Serve To:

Name: KAREN L MOSS

Primary Address: 2020 ORCHARD WAY

BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 400 WASHINGTON STREET
BERWICK, PA 18603

Phone:

SERVED
HERE

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEF

Date: 11/12/14

Time: 1423

Deputy: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

11-4-14	11/5/14	11/5/14			
12:33	1250	1308			
3	5	5			

Service Attempt Notes:

1. FIC
2. DIVORCED - NO LONGER LIVES AT Primary
3. L/C AT ALT ADDRESS, NO ANSWER. CARS IN DRIVEWAY
- 4.
- 5.
- 6.

MOSS, KAREN L

2014CV892

2020 ORCHARD WAY, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000040782

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

170

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

Serve To:

Name: LEONARD ARMSTRONG, III

Primary Address: 2020 ORCHARD WAY
BERWICK, PA 18603

Phone: DOB: 09/23/1968

Alternate Address: 400 WASHINGTON STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

DEF

Date:

11/5/14

Time:

1250

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

11-4-14

Time:

12:25

Mileage:

Deputy:

3

Service Attempt Notes:

1. 4/C

2.

3.

4.

5.

6.

ARMSTRONG III, LEONARD

2014CV892

2020 ORCHARD WAY, BERWICK, PA 18603

NO EXPIRATION



November 7, 2014

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. Box 380
Bloomsburg, Pa 17815

**LOAN CARE, A DIVISION OF FNF SERVICING, INC. NKA LOAN
CARE, LLC**

VS.

**LEONARD L. ARMSTRONG, 111
KAREN L. MOSS**

**NO: 2014-CV-892
NO: 2014-ED-170**

Dear Timothy:

The amount due on the sewer account #601034 for the property located at 2020 Orchard Way, Berwick Pa through March 31, 2015 is **\$3250.48**. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 170

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

Serve To:

Name: OCCUPANT

Primary Address: 2020 ORCHARD WAY
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

LEONARD ARMSTRONG III

Relation:

HOME OWNED

Date:

11/5/14

Time:

1250

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

11-4-14

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2014CV892

2020 ORCHARD WAY, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 170

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 11-4-14 Time: 09:00

Deputy: 3 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV892

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 1/1

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-4-14

Time: 10:22

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2014CV892

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 170

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Mccabe

Relation: Clerk

Date: 11-4-14

Time: 09:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV892

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 170

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: DINA SCHMIT

Relation: Clerk

Date: 11-3-14 Time: 1545

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2014CV892 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



LOAN CARE
vs.
LEONARD ARMSTRONG, III (et al.)

Case Number
2014CV892

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 170

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 SEIGEL

Relation: Clerk

Date: 11-3-14

Time: 1530

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV892

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV892

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, FEBRUARY 11, 2015
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 those certain pieces or parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit

PARCEL NO. 1: BEGINNING at an iron pin corner on the southerly side of Orchard Way; thence along the southerly side of Orchard Way, south 88 degrees 00 minutes west a distance of 161.27 feet to a point on a curve to the left and the intersection of Orchard Way and Delta Avenue; thence on a curve to the left having a radius of 10 feet for a distance of 13.09 feet to a point; thence along Delta Avenue south 13 degrees 00 minutes west a distance of 55.92 feet to a point on a curve to the left and the intersection of Delta Avenue and Sunset Drive; thence on a curve to the left having a radius of 20 feet for a distance of 33.07 feet to a point on Sunset Drive; thence along the northerly side of Sunset Drive south 81 degrees 45 minutes east a distance of 140.27 feet to a point in line of other land now or late of James R. McElrath, Jr., north 13 degrees 52 minutes east a distance of 115.65 feet

to Orchard Way, the place of beginning.

The above description is in accordance to a survey of Briar Meade Village in the Borough of Briar Creek, Columbia County, as originally surveyed by R. A. Dunn, 6-1948, and resurveyed by T. Bryce James, R.S., 2-14-1963.

SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a 20 feet building line of Orchard Way and Sunset Drive and a 25 foot building line on Delta Avenue.

PARCEL NO. 2: BEGINNING at an iron pin corner on the southerly side of Orchard Way at the northeast corner of other land now or late of David D. McElrath, et ux; thence along the southerly side of Orchard Way north 88 degrees 00 minutes east a distance of 75 feet to a point in line of land formerly of Emery Seely and now or late of Joseph Ferro; thence along line of land formerly of Seeley and now or late of Ferro south 13 degrees 52 minutes west a distance of 135 feet, more or less, to the northerly side of Sunset Drive; thence along Sunset Drive north 81 degrees 45 minutes west a distance of 70 feet to the line of other land now or late of David D. McElrath, et ux; north 13 degrees 52 minutes east a distance of 115.65 feet to Orchard Way, the place of beginning.

SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a twenty foot building line on Orchard Way and Sunset Drive.

BEING KNOWN AS: 2020 ORCHARD WAY, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 06,1B2-022-05,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Susan K. Hampton, N/B/M Susan Densberger, Executrix of The Last Will and Testament of Richard C. Densberger, deceased, by deed dated April 27, 2009 and recorded April 28, 2009 in Instrument Number 200903671, granted and conveyed unto Leonard L. Armstrong, III and Karen L. Moss.

PROPERTY ADDRESS: 2020 ORCHARD WAY, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06,1B2-022-05,000

Seized and taken into execution to be sold as the property of LEONARD ARMSTRONG, III, KAREN L MOSS in suit of LOAN CARE.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014 ED 170

DATE RECEIVED 2014 CV 892
DOCKET AND INDEX 10-31-2014

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>96345</u>

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

SALE DATE Feb 11th 15 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

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

LoanCare, a Division of FNF Servicing, Inc. NKA
LoanCare, LLC

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss

Defendants

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

No. 170 Term 2014 E.D.

No. _____ Term _____ A.D.

No. 2014-CV-892 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 2020 Orchard Way, Berwick, Pennsylvania 18603

Amount Due \$ 163,379.98

Interest from 10/07/14 to DATE OF SALE \$

_____ plus \$26.86 per diem thereafter

(Costs to be added)

Total \$

Dated: 10-31-14
(SEAL)

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

By: Kelly P. Brewer Deputy

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

LoanCare, a Division of FNF Servicing, Inc. NKA
LoanCare, LLC

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss

Defendants

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

No. 170 Term 2014 E.D.

No. _____ Term _____ A.D.

No. 2014-CV-892 Term _____ J.D.

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MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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By: Kelly P. Brewster Deputy

No. 170 Term 2014 E.D.

No. _____ Term _____ A.D.

No. 2014-CV-892 Term _____ J.D.

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

LoanCare, a Division of FNF Servicing, Inc. NKA LoanCare, LLC

v.

Leonard L. Armstrong, III and Karen L. Moss

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff

\$115.00 pd
\$25.00 pd
\$25.00 pd
\$10.00

LEGAL DESCRIPTION

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TAX I.D. #: 06,1B2-022-05,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Susan K. Hampton, N/B/M Susan Densberger, Executrix of The Last Will and Testament of Richard C. Densberger, deceased, by deed dated April 27, 2009 and recorded April 28, 2009 in Instrument Number 200903671, granted and conveyed unto Leonard L. Armstrong, III and Karen L. Moss.

REAL DEBT: \$163,379.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEONARD L. ARMSTRONG, III AND KAREN L. MOSS

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

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

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

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

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

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

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

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

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

October 28, 2014

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

Re: LoanCare, a Division of FNF Servicing, Inc. NKA LoanCare, LLC vs. Leonard L. Armstrong, III and Karen L. Moss
Columbia County, Number 2014-CV-892
Premises: 2020 Orchard Way, Berwick, Pennsylvania 18603

Dear Sir or Madam:

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

Very truly yours,

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

/kmt
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

CIVIL ACTION LAW

LoanCare, a Division of FNF Servicing, Inc. NKA
LoanCare, LLC

v.

Leonard L. Armstrong, III and Karen L. Moss

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-892

2014-ED-170

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Leonard L. Armstrong, III
2020 Orchard Way
Berwick, Pennsylvania 18603

Karen L. Moss
2020 Orchard Way
Berwick, Pennsylvania 18603

Karen L. Moss
400 Washington Street
Berwick, Pennsylvania 18603

Your house (real estate) at **2020 Orchard Way, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on Feb. 11th 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$163,379.98 obtained by LoanCare, a Division of FNF Servicing, Inc. NKA LoanCare, LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to LoanCare, a Division of FNF Servicing, Inc. NKA LoanCare, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

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

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

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

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

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

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BEING KNOWN AS: 2020 ORCHARD WAY, BERWICK, PENNSYLVANIA 18603

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

LoanCare, a Division of FNF Servicing, Inc. NKA
LoanCare, LLC

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-892

2014-ED-170

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

SIR OR MADAM:

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

INSTRUCTIONS

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

2020 Orchard Way, Berwick, Pennsylvania 18603

(more fully described as attached)

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

Leonard L. Armstrong, III

2020 Orchard Way

Berwick, Pennsylvania 18603

Karen L. Moss

2020 Orchard Way

Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

DATE

10-24-14

McCABE, WEISBERG & CONWAY, P.C.BY: 

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

Attorneys for Plaintiff

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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

LoanCare, a Division of FNF Servicing, Inc. NKA
LoanCare, LLC

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-CV-892

2014-ED-170

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2020 Orchard Way, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Leonard L. Armstrong, III	2020 Orchard Way Berwick, Pennsylvania 18603
Karen L. Moss	2020 Orchard Way Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Leonard L. Armstrong, III	2020 Orchard Way Berwick, Pennsylvania 18603

Karen L. Moss

2020 Orchard Way
Berwick, Pennsylvania 18603

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

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

Plaintiff herein

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

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

Plaintiff herein

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

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

Berwick Area joint Sewer Authority	1108 Freas Avenue Berwick, Pennsylvania 18603
------------------------------------	--

Berwick Area joint Sewer Authority c/o Anthony J. McDonald, Esquire	Bull, Bull & Knecht, LLP, 106 Market Street Berwick, Pennsylvania 18603
--	--

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

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

None

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

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

Tenants/Occupants	2020 Orchard Way Berwick, Pennsylvania 18603
-------------------	---

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

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

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

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

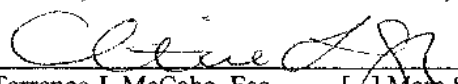
None

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

10/29/14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:


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

Attorneys for Plaintiff

LoanCare, a Division of FNF Servicing, Inc. NKA LoanCare, LLC v. Leonard L. Armstrong, III and Karen L. Moss
Columbia County; Number: 2014-CV-892

LEGAL DESCRIPTION

All those certain pieces or parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at an iron pin corner on the southerly side of Orchard Way; thence along the southerly side of Orchard Way, south 88 degrees 00 minutes west a distance of 161.27 feet to a point on a curve to the left and the intersection of Orchard Way and Delta Avenue; thence on a curve to the left having a radius of 10 feet for a distance of 13.09 feet to a point; thence along Delta Avenue south 13 degrees 00 minutes west a distance of 55.92 feet to a point on a curve to the left and the intersection of Delta Avenue and Sunset Drive; thence on a curve to the left having a radius of 20 feet for a distance of 33.07 feet to a point on Sunset Drive; thence along the northerly side of Sunset Drive south 81 degrees 45 minutes east a distance of 140.27 feet to a point in line of other land now or late of James R. McElrath Jr.; thence along other land now or late of James R. McElrath, Jr., north 13 degrees 52 minutes east a distance of 115.65 feet to Orchard Way, the place of beginning.

The above description is in accordance to a survey of Briar Meade Village in the Borough of Briar Creek, Columbia County, as originally surveyed by R. A. Dumm, 6-1948, and resurveyed by T. Bryce James, R.S., 2-14-1963.

SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a 20 feet building line of Orchard Way and Sunset Drive and a 25 foot building line on Delta Avenue.

PARCEL NO. 2: BEGINNING at an iron pin corner on the southerly side of Orchard Way at the northeast corner of other land now or late of David D. McElrath, et ux; thence along the southerly side of Orchard Way north 88 degrees 00 minutes east a distance of 75 feet to a point in line of land formerly of Emery Seely and now or late of Joseph Ferro; thence along line of land formerly of Seely and now or late of Ferro south 13 degrees 52 minutes west a distance of 135 feet, more or less, to the northerly side of Sunset Drive; thence along Sunset Drive north 81 degrees 45 minutes west a distance of 70 feet to the line of other land now or late of David D. McElrath, et ux; north 13 degrees 52 minutes east a distance of 115.65 feet to Orchard Way, the place of beginning.

SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a twenty foot building line on Orchard Way and Sunset Drive.

BEING KNOWN AS: 2020 ORCHARD WAY, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 06,1B2-022-05,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Susan K. Hampton, N/B/M Susan Densberger, Executrix of The Last Will and Testament of Richard C. Densberger, deceased, by deed dated April 27, 2009 and recorded April 28, 2009 in Instrument Number 200903671, granted and conveyed unto Leonard L. Armstrong, III and Karen L. Moss.

REAL DEBT: \$163,379.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEONARD L. ARMSTRONG, III AND KAREN L. MOSS

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

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Borough of Briar Creek, Columbia County, Pennsylvania, and being known as 2020 Orchard Way, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:06 ,1B2-022-05,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$163,379.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leonard L. Armstrong, III and Karen L. Moss

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

LEGAL DESCRIPTION

All those certain pieces or parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at an iron pin corner on the southerly side of Orchard Way; thence along the southerly side of Orchard Way, south 88 degrees 00 minutes west a distance of 161.27 feet to a point on a curve to the left and the intersection of Orchard Way and Delta Avenue; thence on a curve to the left having a radius of 10 feet for a distance of 13.09 feet to a point; thence along Delta Avenue south 13 degrees 00 minutes west a distance of 55.92 feet to a point on a curve to the left and the intersection of Delta Avenue and Sunset Drive; thence on a curve to the left having a radius of 20 feet for a distance of 33.07 feet to a point on Sunset Drive; thence along the northerly side of Sunset Drive south 81 degrees 45 minutes east a distance of 140.27 feet to a point in line of other land now or late of James R. McElrath Jr.; thence along other land now or late of James R. McElrath, Jr., north 13 degrees 52 minutes east a distance of 115.65 feet to Orchard Way, the place of beginning.

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SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a twenty foot building line on Orchard Way and Sunset Drive.

BEING KNOWN AS: 2020 ORCHARD WAY, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 06,1B2-022-05,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Susan K. Hampton, N/B/M Susan Densberger, Executrix of The Last Will and Testament of Richard C. Densberger, deceased, by deed dated April 27, 2009 and recorded April 28, 2009 in Instrument Number 200903671, granted and conveyed unto Leonard L. Armstrong, III and Karen L. Moss.

REAL DEBT: \$163,379.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEONARD L. ARMSTRONG, III AND KAREN L. MOSS

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

Document Receipt

Trans #	4085	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

U S. DEPT OF JUSTICE

ROOM 4400

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000040836

Doc Ref #: 2014ED170

Postage 5.3400

WASHINGTON DC 20530

Document Receipt

Trans #	4085	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE

ROOM 4400

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000040836

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WASHINGTON DC 20530

Document Receipt

Trans #	4084	Carrier / service	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

US DEPT OF JUSTICE

ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000040829

Doc Ref #: 2014ED170

Postage 5.3400

WASHINGTON DC 20530

Document Receipt

Trans #	4083	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000040812

Doc Ref #: 2014ED170

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	4083	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000040812

Doc Ref #: 2014ED170

Postage 5.3400

HARRISBURG PA 17105

170

Document Receipt

Trans #	4082	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

COMMON OF PA INHERITANCE OFFICE

110 NORTH 8TH STREET

SUITE #204

PHILADELPHIA PA 19107

Tracking #: 71901140006000040805

Doc Ref #: 2014ED170

Postage 5.3400

Document Receipt

Trans #	4081	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000040799

Doc Ref #: 2014ED170

Postage 5.3400

PHILADELPHIA PA 19106

170

Document Receipt

Trans #	4080	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000040782
Doc Ref #:	170ED2014
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	4079	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000040775

Doc Ref #: 2014ED170

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	4078	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000040768

Doc Ref #: 2014ED170

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	4078	Carrier / service:	USPS Server	First-Class Mail®	11/3/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000040768

Doc Ref #: 2014ED170

Postage 5.3400

HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

LoanCare, a Division of FNF Servicing, Inc. NKA
LoanCare, LLC

Plaintiff

v.

Leonard L. Armstrong, III and Karen L. Moss

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-CV-892

2014-ED-170

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2020 Orchard Way, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Leonard L. Armstrong, III

2020 Orchard Way
Berwick, Pennsylvania 18603

Karen L. Moss

2020 Orchard Way
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Leonard L. Armstrong, III

2020 Orchard Way
Berwick, Pennsylvania 18603

Karen L. Moss

2020 Orchard Way
Berwick, Pennsylvania 18603

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

Name	Address
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Plaintiff herein

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

Name	Address
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Plaintiff herein

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

Name	Address
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Berwick Area joint Sewer Authority	1108 Freas Avenue Berwick, Pennsylvania 18603
------------------------------------	--

Berwick Area joint Sewer Authority c/o Anthony J. McDonald, Esquire	Bull, Bull & Knecht, LLP, 106 Market Street Berwick, Pennsylvania 18603
--	--

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

Name	Address
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None

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

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

Tenants/Occupants	2020 Orchard Way Berwick, Pennsylvania 18603
-------------------	---

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

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

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue

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

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

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

United States of America

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

Domestic Relations of Columbia
County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

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

Commonwealth of PA
Department of Revenue

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

United States of America

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

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

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

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

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

8. Name and address of Attorney of record:

Name

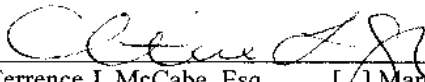
Address

None

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

10/10
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff

LoanCare, a Division of FNF Servicing, Inc. NKA LoanCare, LLC v. Leonard L. Armstrong, III and Karen L. Moss
Columbia County; Number: 2014-CV-892

LEGAL DESCRIPTION

All those certain pieces or parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at an iron pin corner on the southerly side of Orchard Way; thence along the southerly side of Orchard Way, south 88 degrees 00 minutes west a distance of 161.27 feet to a point on a curve to the left and the intersection of Orchard Way and Delta Avenue; thence on a curve to the left having a radius of 10 feet for a distance of 13.09 feet to a point; thence along Delta Avenue south 13 degrees 00 minutes west a distance of 55.92 feet to a point on a curve to the left and the intersection of Delta Avenue and Sunset Drive; thence on a curve to the left having a radius of 20 feet for a distance of 33.07 feet to a point on Sunset Drive; thence along the northerly side of Sunset Drive south 81 degrees 45 minutes east a distance of 140.27 feet to a point in line of other land now or late of James R. McElrath Jr.; thence along other land now or late of James R. McElrath, Jr., north 13 degrees 52 minutes east a distance of 115.65 feet to Orchard Way, the place of beginning.

The above description is in accordance to a survey of Briar Meade Village in the Borough of Briar Creek, Columbia County, as originally surveyed by R. A. Durn, 6-1948, and resurveyed by T. Bryce James, R.S., 2-14-1963.

SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a 20 feet building line of Orchard Way and Sunset Drive and a 25 foot building line on Delta Avenue.

PARCEL NO. 2: BEGINNING at an iron pin corner on the southerly side of Orchard Way at the northeast corner of other land now or late of David D. McElrath, et ux; thence along the southerly side of Orchard Way north 88 degrees 00 minutes east a distance of 75 feet to a point in line of land formerly of Emery Seeley and now or late of Joseph Ferro; thence along line of land formerly of Seeley and now or late of Ferro south 13 degrees 52 minutes west a distance of 135 feet, more or less, to the northerly side of Sunset Drive; thence along Sunset Drive north 81 degrees 45 minutes west a distance of 70 feet to the line of other land now or late of David D. McElrath, et ux; north 13 degrees 52 minutes east a distance of 115.65 feet to Orchard Way, the place of beginning.

SUBJECT to all exceptions, reservations, rights of way, roads and easements in prior chain of title.

ALSO SUBJECT to a twenty foot building line on Orchard Way and Sunset Drive.

BEING KNOWN AS: 2020 ORCHARD WAY, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 06,1B2-022-05,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Susan K. Hampton, N/B/M Susan Densberger, Executrix of The Last Will and Testament of Richard C. Densberger, deceased, by deed dated April 27, 2009 and recorded April 28, 2009 in Instrument Number 200903671, granted and conveyed unto Leonard L. Armstrong, III and Karen L. Moss.

REAL DEBT: \$163,379.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEONARD L. ARMSTRONG, III AND KAREN L. MOSS

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

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310



96345

NO. 96345

PAY: One thousand three hundred fifty and NO/100

DATE 10/29/2014

AMOUNT \$1,350.00

TO THE Sheriff of Columbia County

ORDER PA

OF

ESCROW TRUST
VOID AFTER 90 DAYS



Listing Prop for Sheriff Sale(465-0170) - Armstrong III, Leonard & Karen Moss

⑈096345⑈ ⑈031000503⑈ 2000012430022⑈