**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK N.A. vs.
DENISE BREISCH (et al.)

Case Number 2012CV1046

#### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
06/04/2014	Advance Fee	Advance Fee	14020230	\$0.00	\$1,350.00
06/04/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/04/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/04/2014	Crying Sale			\$10.00	\$0.00
06/04/2014	Docketing			\$15.00	\$0.00
06/04/2014	Levy			\$15.00	\$0.00
06/04/2014	Mailing Costs			\$42.00	\$0.00
06/04/2014	Posting Handbill			\$15.00	\$0.00
06/04/2014	Poundage			\$2,963.94	\$0.00
06/04/2014	Press Enterprise Inc.			\$1,483.62	\$0.00
06/04/2014	Sheriff Automation Fund			\$50.00	\$0.00
06/04/2014	Web Posting			\$100.00	\$0.00
08/14/2014	Service			\$195.00	\$0.00
08/14/2014	Service Mileage			\$12.00	\$0.00
08/14/2014	Copies			\$6.50	\$0.00
08/14/2014	Notary Fee			\$10.00	\$0.00
08/14/2014	Tax Claim Search			\$5.00	\$0.00
08/14/2014	Surcharge			\$140.00	\$0.00

TOTAL BALANCE: \$(3,745.56)

\$5,095.56

\$1,350.00

Printed: 8/14/2014 11:29:43AM

Shapiro & DeNardo, LLC General Business Account 3600 Horizon Drive, Suite 150 King Of Prussia, PA 19406 (610) 278-6800

COLE TAYLOR BANK CHICAGO, ILLINOIS 60602 2-34-710 14023476

DATE	8/15/2014
AMOUNT	***2,904.64

PAY

Two Thousand Nine Hundred Four and 64/100\*\*\*\*\*\*

**VOID AFTER 90 DAYS** 

TO THE

SHERIFF OF COLUMBIA COUNTY

ORDER

P.O. BOX 380

OF

BLOOMSBURG, PA 17815

De Sero

#14023476# #071000343# 69385258#

11-040020,BREISCH, [

Shapiro & DeNardo, LLC General Business Account 3600 Horizon Drive, Suite 150 King Of Prussia, PA 19406 (610) 278-6800

COLE TAYLOR BANK CHICAGO, ILLINOIS 60602 2-34-710 14023475

AMOUNT \*\*\*840.92

PAY

Eight Hundred Forty and 92/100\*\*\*\*\*\*

**VOID AFTER 90 DAYS** 

TO THE

SHERIFF OF COLUMBIA COUNTY

ORDER

P.O. BOX 380

OF

BLOOMSBURG, PA 17815

#14023475# CO71000343C 69385258#



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO DAVID S. KREISMAN Admitted in Illinois Only
CHRISTOPHER A. DeNARDO

Managing Partner Admitted in Pennsylvania Only

PA Attorneys CHANDRA M. ARKEMA + CAITLIN M. DONNELLY + BRADLEY J. OSBORNE + NJ Attorneys

SALVATORE CAROLLO + Managing Attorney - N. STEPHANIE L. SOONDAR ++ GEOFFREY SMITH +
+ Licensed in Pennsylvania and New Jersey
++ Licensed in New Jersey and New York

Good Afternoon,

Please find enclosed 2 checks in the amounts of \$2904.64 and \$840.92 which represents sheriff costs for Denise Breisch; address 148 Rhodomoyer Road. If you should need anything further please don't hesitate to reach me at 610-278-6800 ext. 1262.

Thanks, Rita

PO Box 380 Bloomsburg, PA 17815

Phone 570-389-5622 Fax 570-389-5625





Fax:			Pages:	2			
Phone	:		Date:	August 14, 2014			
Re:	Brei	sch, Denise	CC:				
□ Urg	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle		
• Con	• Comments:						

I received your stay, attached is a cost sheet showing a balance due of \$3,745.56.



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO
Admired in Ritroits and Florida Only
DAVID S. KREISMAN
Admired in Ritroits Only
CHRISTOPHER A. DENARDO
Managing Partner
Admired in Pennsylvania Only

Admired in Pennsylvania Unity
PA Attorneys
CHANDRA M. ARKEMA +
Managing Attorney PA
CAITLIN M. DONNELLY +
BRADLEY J. OSBORNE +

NI Attorneys
SALVATORE CAROLLO +
Managing attoring NI
STEPHANIE L. SOONDAR ++
GEOFFREY SMIIH +
Licensid in Pennsylvania and New Jersey
++ Licensid in New Jersey and New York

August 14, 2014

Office of the Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815 Attn: Real Estate Deputy

RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M. Breisch

and United States of America

Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020 Sale Date: October 1, 2014

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for October 1, 2014 in the above-referenced matter. Plaintiff has realized the amount of \$148,196.79.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours, Meghan Williams Foreclosure Department

cc: Denise Breisch a/k/a Denise M. Breisch 148 Rhodomoyer Road Millville, PA 17846

> United States of America 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO Admitted in Illinois and Florida Only DAVID S. KREISMAN Admitted in Illinois Only
CHRISTOPHER A. DeNARDO Managing Partner Admitted in Pennsylvania Only

PA Attorneys CHANDRA M. ARKEMA + Managing Attorney - PA
CAITLIN M. DONNELLY + BRADLEY J. OSBORNE +

NJ Attorneys
SALVATORE CAROLLO +
Managing Attorney - NJ
STEPHANIE L. SOONDAR ++ GEOFFREY SMITH +
+ Licensed in Pennsylvania and New Jersey
++ Licensed in New Jersey and New York

August 7, 2014

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M. Breisch RE:

and United States of America

Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020

Dear Sir/Madam:

Enclosed please find Certificate of Filing.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

Legal Assistant

**Enclosures** 

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312169

CHANDRA M. ARKEMA, ATTORNEY I.D. NO. 203437

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800 S & D FILE NO. 11-040020

JPMorgan Chase Bank, National Association

3415 Vision Drive

Columbus, OH 43219

**PLAINTIFF** 

VS.

Denise Breisch a/k/a Denise M. Breisch

and United States of America

DEFENDANT(S)

COURT OF COMMON PLEAS COLUMBIA COUNTY

2012-CV-1046, 2014-ED-94

#### Certificate of Filing

On or about this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from August 13, 2014 to October 1, 2014.

SHAPIRO & DeNARDO, LLC

Date: 8-7-19

BY:

Attorneys for Plaintiff



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois only
CHRISTOPHER A. DENARDO
Managing Patrice
Admitted in Pennsylvania Only
PA AUGINEYS
CHANDRA M. ARKEMA +
Managing Autorey. PA
CAITLIN M. DONNELLY +
BRADLEY J. OSBORNE +
NJ AUGINEYS
SALVATORE CAROLLO +
Managing Autorey. PA
Managing Autorey. PI
STEPHANIE L. SOONDAR ++
GEOFFREY SMITH +
+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and New Jersey
++ Licensed in New Jersey and New York

August 5, 2014

Office of the Sheriff of Columbia County

Attn:

Real Estate Deputy

RE:

JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M. Breisch

and United States of America

Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020 Sale Date: August 13, 2014

Dear Sir or Madam:

Kindly continue the above-referenced sale until October 1, 2014.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours, Meghan Williams Legal Assistant

Denise Breisch a/k/a Denise M. Breisch
 148 Rhodomoyer Road
 Millville, PA 17846

United States of America 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO
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Managing Partner
Admitted in Pennsylvania Only

PA Attorneys
CHANDRA M. ARKEMA +
Managing Attorney - PA
CAITLIN M. DONNELLY +

BRADLEY J. OSBORNE + NJ Attorneys SALVATORE CAROLLO +

Managing Attorney - NJ
STEPHANIE L. SOONDAR ++
GEOFFREY SMITH +
+ Licensed in Pennsylvania and New Jersey
+ Licensed in New Jersey and New York

July 30, 2014

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M. Breisch

and United States of America

Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon United States of America.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

Meghan Williams Legal Assistant

**Enclosures** 







JPMorgan Chase Bank, National Association COURT Court of Common Pleas of Pennsylvania -VS-COUNTY Columbia County Denise Breisch a/k/a Denise M. Breisch, et al. **CASE NUMBER 2012-CV-1046** AFFIDAVIT OF SERVICE **COMMONWEALTH OF PENNSYLVANIA:** B&R Control # CS114356 - 1 **COUNTY OF PHILADELPHIA:** Reference Number 11-040020 SERVICE INFORMATION On 13 day of June, 2014 we received the Notice of Sheriff Sale for service upon United States of America at 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108 \*\*\* Special Instructions \*\*\* Served Date 00/20/2014 Time 11:55 AM Accepted By: Susan Melendez In the manner described below. Personally served. Adult family member. Relationship is Adult in charge of residence who refused to give name and/or relationship. Manager/Clerk of place of residence lodging Agent or person in charge of office or usual place of business Receptionist Other Description of Person Age 55 Height 510411 Weight 130 Race White Sex Female Other Blande hair Not Served Date **Not Served Information** Unknown No Answer Vacant Other Moved COMMONWEALTH OF PENNSYLVANIA Notarial Seal John F. Shinkowsky, Notary Public The Process Server, being duly sworn. Sworn to and subscribed before me this Lower Paxton Twp., Dauphin County deposes and says that the facts set forth My Commission Expires Sept. 28, 2014 herein are true and correct to the best of their Member, Pennsylvania Association of Notaries knowledge, information and belief. Process Server/Sheriff-Notary Rublic Robert Calantonio Law Firm Phone (610)278-6800 ServeBy Date 7/2/2014 Caitlin M Donnelly, Esquire Shapiro and DeNardo LLC **Filed Date** 3600 Horizon Drive sale date 8/13/2014 Suite 150 King of Prussia, PA 19406

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

**REAL ESTATE TAX CERTIFICATION**Fee: \$5.00 Ce

Date: 07/22/2014

Cert. NO: 18674

BREISCH DENISE M 148 RHODOMOYER ROAD MILLVILLE PA 17846

District: MT PLEASANT TWP Deed: 0435 -0879 Location: 148 RHODOMOYER RD Parcel Id:26 -01 -015-09,000

Assessment: 42,595 Balances as of 07/22/2014

YEAR TAX TYPE NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

By Columbia County Sheriff Per:

#### COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE 11 W MAIN STREET PO BOX 380 BLOOMSBURG, PA 17815 (570) 389-5649 FAX: (570)389-5646

#### TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 07/22/2014 11:39:01 AM

Owner: BREISCH DENISE M 148 RHODOMOYER ROAD MILLVILLE PA 17846

Municipality: MT PLEASANT TWP Parcel #:26 -01 -015-09,000 Property Desc:

		Discount:	Face:	Penalty:
Bill #		Amount Due Date	Amount Due Date	Amount Due Date
025812	G	\$381.78 04/30/2014	\$389.57 06/30/2014	\$428.53 08/31/2014
		Discount Payment	05/07/2014	\$381.78
025812	S	\$56.14 04/30/2014	\$57.29 06/30/2014	\$63.02 08/31/2014
		Discount Payment	05/07/2014	\$56.14
025812	R	\$48.05 04/30/2014	\$49.03 06/30/2014	\$53.93 08/31/2014
		Discount Payment	05/07/2014	\$48.05
Total Paid To Date: \$485				

Signature

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.



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO
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CAITLIN M. DONNELLY +
BRADLEY J. OSBORNE +
CHANDRA M. ARKEMA
NJ Attorneys
RHONDI LYNN SCHWARTZ
STEPHANIE L. SOONDAR
+ Also Licensed in New Jersey

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M.

Breisch and United States of America Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020 Sale Date: August 13, 2014

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely.

Meghan Williams Legal Assistant

S&D # 11-040020 Enclosures SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE,
ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE,
ATTORNEY I.D. NO. 311403
BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312169
CHANDRA M. ARKEMA, ATTORNEY I.D. NO. 203437
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 11-040020

JPMorgan Chase Bank, National Association
PLAINTIFF
VS.
Denise Breisch a/k/a Denise M. Breisch and
United States of America
DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2012-CV-1046, 2014-ED-94

# CERTIFICATION OF NOTICE TO LIENHOLDERS PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Meghan Williams, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, JPMorgan Chase Bank, National Association, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on June 18, 2014, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

			SHAPIRO & DENARDO, LLC
Date:	7-15-14	By:	Mr will
Date		— J · _	Meghan Williams Legal Assistant

F 6 0001387362 JUN 18 2014 ZIP 19406 \$ 003.760 Return Receipt 문 음 음 Restricted Deliyery E SE Special Handling ည် ရှိ Signature Confirmation S 5 Delivery Confirmation Due Sender if COD See Privacy Act Statement on Reverse Insured Value Actual Value if Registered Handling Charge (If issued as a certificate of mailing, Affix Stamp Here copies of this bill) Postmark and Date of Receipt or for additional Fee Complete by Typewriter, ink or Ball Point Pen Postage Recorded Delivery (International) Registered Return Receipt for Merchandise Signature Confirmation Addressee (Name, Street, City State, & ZIP Code) Room 5111, Main Justice Bidg. 10th & Constitution Washington, DC 20530 Name of receiving employee) Car Test Assistant U.S Attorney General's Office Columbia County Domestic Relations 228 Walnut Street, Federal Building 0000 Room 5111, Main Justice Building **Delivery Confirmation** Check type of mail or service: U.S. Department of Justice United States of America United States of America Internal Revenue Service United States of America United States of America Internal Revenue Service Bloomsburg, PA 17815 Washington, DC 20530 JPMorgan Chase Bank 228 Walnut Street Harrisburg, PA 17108 P.O. Box 11754 Harrisburg, PA 17108 1111 Polaris Parkway Columbus, OH 43240 Harrisburg, PA 17108 228 Walnut Street Harrisburg, PA 17101 U.S. Dept. of Justice Express Mail 10th & Constitution 15 Perry Avenue P.O. Box 380 228 Walnut Street Attn: Linda Bayer Federal Building Certified COD P.O. Box 11754 Insured Postmáster. 00000 Total Number of Pieces Received at Post Office PS Form 3877, February 2002 (Page 1 of 2) Article Number Name and Address of Sender King of Prussia, PA 19406 Shapiro & DeNardo, LLC Total Number of Pieces 11-040020 MW 3600 Horizon Drive Listed by Sender 8 Suite 150 4. က် Ġ ω.

U.S. POSTAGE >> PITNEY BOWES

ZIP 19406 \$ 002.60° 000 1387362 JUN 18 2014	Actual Value Insured Due Sender DC SC SH RD RR if Registered Value if COD Fee Fee Fee Fee Fee				1	1	Confirmati seH IstoaqS ortseA	1	<del></del>	See Privacy Act Statement on Reverse	
Afix Stamp Here (If issued as a certificate of maling, or for additional copies of this bill) Postmark and Date of Receipt	Fee Handling Charge					2606 903			*****	See	yac
	Postage				-2- 12- 1- 1-	( ) 350 ( ) ( )					or Ball Point F
Check type of mail or service:  Certified	Addressee (Name, Street, City State, & ZIP Code)	Tenant or Occupant 148 Rhodomoyer Road Millville, PA 17846	PA Department of Revenue  Bureau of Compliance P.O. Box 281230  Harrishure PA 17128-1730						~	Postmaster, Per(Name of receiving employee)	Complete by Typewriter, Ink or Ball Point Port
Name and Address of Sender Shapiro & DeNardo, LLC 3600 Horizon Drive Suite 150 King of Prussia, PA 19406	Article Number	1. 11-040020 MW	2.	સ	4.	55.	6.	7.	ω'	Total Number of Pieces Listed by Sender 2 Received at Post Office	PS Form <b>3877</b> , February 2002 (Page 2 of 2)



ATTORNEYS AT LAW

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NJ Attorneys
RHONDI LYNN SCHWARTZ
STEPHANIE L. SOONDAR
+ Also Licensed in New Jersey

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M.

Breisch and United States of America Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020 Sheriff's Sale: August 13, 2014

#### Dear Sir/Madam:

Enclosed please find a verification of service by certified and regular mail. Please file this verification.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Meghan Williams Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE,
ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE,
ATTORNEY I.D. NO. 311403
BRADLEY J. OSBORNE, ATTORNEY I.D. NO.
312169
CHANDRA M. ARKEMA, ATTORNEY I.D. NO.
203437
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 11-040020

JPMorgan Chase Bank, National Association
PLAINTIFF
VS.
Denise Breisch a/k/a Denise M. Breisch and
United States of America
DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2012-CV-1046, 2014-ED-94

# VERIFICATION OF SERVICE BY CERTIFIED MAIL AND REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that she is a legal assistant for Plaintiff in the above case and that pursuant to the attached Court Order she has mailed a true and correct copy of the Notice of Sale in the above-captioned case to Defendants by certified and regular mail, to the last known address of said Defendant, Denise Breisch a/k/a Denise M. Breisch as follows: Denise Breisch a/k/a Denise M. Breisch ale Notice of Sale in the above-captioned case to Defendants by certified and regular mail, to the last known address of said Defendant, Denise Breisch a/k/a Denise M. Breisch as follows: Denise Breisch a/k/a Denise M. Breisch, 148 Rhodomoyer Road, Millville, PA 17846 on June 16, 2014 as evidenced by the receipts of mailing attached hereto and made a part hereof.

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties set forth in 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.

DATED:	7-15-14
--------	---------

BY:

Meghan Williams Legal Assistant

11-040020

SHAPIRO & DeNARDO, LLC BY: CHRISTOPHER A. DeNARDO, ESOUIRE ATTORNEY I.D. NO: PA Bar # 78447 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA. PA 19406 TELEPHONE: (610)278-6800 S & D FILE NO. 11-040020 JPMorgan Chase Bank, National Association **PLAINTIFF** 

VS.

Denise Breisch a/k/a Denise M. Breisch and United States of America DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO: 2012-CV-1046

NO: 2012-CV-1046

See Breisch a/k/a Denise M. Breisch and d States of America

DEFENDANTS

ORDER

AND NOW, this 22 day of August 2002, upon consideration of Plaintiff's Motion for Service Pursuant to Court Order, Affidavit of Good Faith Investigation and Memorandum of Law is support thereof, and any response thereto, it is hereby

ORDERED AND DECREED that Plaintiff may serve the Complaint and any other document or pleading requiring original process on Defendant, Denise Breisch a/k/a Denise M. Breisch, by (1) sending true and correct copies thereof by simultaneous certified and regular mail to the last known address located at 148 Rhodomoyer Road, Millville, PA 17846; and (2) posting a true and correct copy thereof on the mortgaged property located at 148 Rhodomoyer Road, Millville, PA 17846 by the Sheriff or any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of Service as to such mailings

BY THE COURT:

. Lang. A asmort Ticl

#### Recipent Details

Shipped To Address:

Billed To Address:

Denise Breisch a/k/a Denise M. Breis

148 Rhodomoyer Road

Millville PA 17846 US

Shipment Details

Order #:

Shipped Via: USPS Server

PO#:

First-Class Mail®

Shipment ID: 1351

Shipped Date: 06/16/2014

thipping Cost: 0.46

Customer:

Status: Processed

Accessorial: 3.10

0.46 3.10

Other: 0.00 0.00

Partial Status: Host Updated: 👫

ASN Sent: [

Total Cost: 3.56

3.56

**Shipment Options** 

Void Complete Shipment

Reprint Documents

Packages within Shipment

Package ID &	Waybill #	Status	Attention To	Receiver Phone
1351	71901213551010013684	Processed		

MW 11-040020

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOBS NOT E PROVIDE FOR INSURANCE-POSTMASTER

Shapiro and DeNardo, LLC

3600 Horizon Drive, Ste. 150-

King Of Prussia, PA 19406

JUN ,

One piece of ordinary mail addressed to:

Denise Breisch a/k/a Denise M. Breisch

148 Rhodomoyer Road

Millville, PA 17846

0 ....

PS Form 3817, January 2001



ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO
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NJ Attorneys
RHONDI LYNN SCHWARTZ
STEPHANIE L. SOONDAR
+ Also Licensed in New Jersey

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M.

Breisch and United States of America Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020 Sheriff's Sale: August 13, 2014

#### Dear Sir/Madam:

Enclosed, please find a verification of service by regular mail for the attorney who entered an appearance on behalf of Denise Breisch a/k/a Denise M. Breisch. Kindly file this verification.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Meghan Williams Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE,
ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE,
ATTORNEY I.D. NO. 311403
BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312169
CHANDRA M. ARKEMA, ATTORNEY I.D. NO. 203437
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 11-040020

JPMorgan Chase Bank, National Association PLAINTIFF VS. Denise Breisch a/k/a Denise M. Breisch and United States of America DEFENDANTS COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2012-CV-1046, 2014-ED-94

SHAPIRO & DENARDO, LLC

#### VERIFICATION OF SERVICE PURSUANT TO Pa.R.C.P. 440

The undersigned hereby verifies that she is a legal assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff in the above case and that pursuant to Pa.R.C.P 3129.2(c)(1)(ii) and 440, she mailed a true and correct copy of the Notice of Sale in the above-captioned case to Defendant's Attorney by regular, postage pre-paid, on June 16, 2014.

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties set forth in 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.

Date:	7-15-14	By: It Till
-		Meghan Williams
		Legal Assistant

#### MW 11-040020

#### U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

14%

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT E PROVIDE FOR INSURANCE-POSTMASTER

Received From:

Shapiro and DeNardo, LLC 3600 Horizon Drive, Ste.150 King Of Prussia, PA 19406

One piece of ordinary mail addressed to:

Denise Breisch a/k/a Denise M. Breisch c/o Michael P. Gregorowicz, Esquire 401 South Market Street Bloomsburg, PA 17815

PS Form 3817, January 2001





ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DENARDO
Managing Partner
Admitted in Pennsylvania Only
PA Attorneys
CAITLIN M. DONNELLY +
BRADLEY J. OSBORNE +
CHANDRA M. ARKEMA
NJ Attorneys
RHONDI LYNN SCHWARTZ
STEPHANIE L. SOONDAR
+ Also Licensed in New Jersey

July 15, 2014

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M. Breisch

and United States of America

Docket No.: 2012-CV-1046, 2014-ED-94

Property Address: 148 Rhodomoyer Road, Millville, PA 17846

S&D File No.: 11-040020

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon United States of America.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

Meghan Williams Legal Assistant

**Enclosures** 



235 SOUTH 13Th PHILADELPHIA, PA 19107 PHONE: (215) 546-7400 FAX: (215) 985-0169



Professional Process Servers



JPMorgan Chase Sank, National Association

COURT

Court of Common Pleas of Pennsylvania

-VS-

COUNTY

Columbia County

Denise Breisch a/k/a Denise M. Breisch, et al

**CASE NUMBER** 2012-CV-1046

#### **AFFIDAVIT OF SERVICE**

**COMMONWEALTH OF PENNSYLVANIA: COUNTY OF PHILADELPHIA:** 

**B&R Control #** 

CS114356 - 1

Reference Number 11-040020

#### **SERVICE INFORMATION**

On 13 day of June, 2014 we received the **Notice of Sheriff Sale** for service upon United States of America at 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108

\*\*\* Special Instructions \*\*\*

Served Date COOOOQU Time 11.55 AM Accept	ed By: Susan Melendez						
In the manner described below.							
Personally served.	•						
Adult family member. Relationship is							
Adult in charge of residence who refused to give name	and/or relationship						
Manager/Clerk of place of residence lodging							
	sinone D V :-1						
Other	siness Receptionist						
Description of Person Age 55 Height 510411 V	Veight 130 Race White Sex Female						
Other Blande hair	·						
Not Served Date Time							
	,						
Not Served Information							
Moved Unknown No Answer	Vacant Other						
COMMON	WEALTH OF PENNSYLVANIA						
The Process Server, being duly sworn, John F	Notarial Seal Shinkowsky, Notary Public Sworn to and subscribed before me this						
deposes and says that the facts set forth Lower!	Paxton Twp., Dauphin County						
Months Da	mission Expires Sept. 28, 2014  mission Expires Sept. 28, 2014  mission Expires Sept. 28, 2014  day of June Jay 4						
knowledge, information and belief.	109						
Process Server/Sheriff Rone A Cata of ropio	Notary Public						
aw Firm Phone (610)278-6800 F/o							
Caitlin M Donnelly , Esquire	ServeBy Date 7/2/2014						
Shapiro and DeNardo LLC	Filed Date						
3600 Horizon Drive Suite 150	sale date 8/13/2014						
King of Prussia, PA 19406							

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK N.A. vs. DENISE BREISCH (et al.)

Case Number 2012CV1046

#### SHERIFF'S RETURN OF SERVICE

03:00 PM - DEPUTY MARTIN BOUDMAN, 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 ILEAN BREISCH HIS MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DENISE BREISCH AT 148 RHODOMOYER ROAD, MILLVILLE, PA 17846.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

July 08, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

8TH day of JULY 2014

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK N.A. DENISE BREISCH (et al.)

Case Number 2012CV1046

#### SHERIFF'S RETURN OF SERVICE

07/09/2014 02:59 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL PON THE REAL ESTATE LOCATED AT 148 RHODOMOYER ROAD, MILLVILLE, PA 17846-

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

July 10, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

10TH

day of JULY 2014

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AN CHASE BANK N.A. REISCH (et al.)			<b>Case N</b> (2012C)	
	SERVIC	E COVER SHE	ET		
Service De	tails:				
Category:	Real Estate Sale - Posting - Sale Bill		3	Zone:	
Manner:	< Not Specified >	Expires:	AND THE STATE OF T	Warrant:	2010 01000-0100 20 7000
Notes:	SHERIFF'S SALE BILL				The state of the s
Serve To:		Final Servi	Ce*		
Name:	(POSTING)	Served:		ult In Charge (Po	osted) Other
Primary Address:	148 RHODOMOYER ROAD MILLVILLE, PA 17846	Adult In Charge:		@ 148 0	
	Ye sp: channel	Relation:		and the second s	
Phone:	DOB:	allitote, e.g. of the particular to the particul	1,114,411 as a min a define 1	anymany a samula sa	wronen a annual communicative and an annual section of the section
Alternate Address:		Date:	7/9/14	Time:	14:59
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Attorney / (	Originator:				
Name:	SHAPIRO & DENARDO	Phone:	providence according for all 1 to 1	LIBERTONIO PERS MAIR SERVE MATERIAL	engangan antiquation and an antiquation and an antiquation and an antiquation and an
Service Att	empts:				
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Deputy:			· ·		***************************************
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(POSTING)

2012CV1046

148 RHODOMOYER ROAD, MILLVILLE, PA 17846

SIL

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	AN CHASE BANK N.A.			Casa	Number
vs. DENISE B	REISCH (et al.)				CV1046
	SERVICE (	COVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	Zone:			
Manner:	r: < Not Specified > Expires:				94
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AT	ND DEBTOR'S R	IGHTS	er of american	Service County and Commission County and Cou
	168				a property of the second of th
Serve To:		Final Servi	ce:		
Name:	DENISE BREISCH	Served:	Personally Adu	ult In Charge	Posted · Other
Primary Address:	148 RHODOMOYER ROAD MILLVILLE, PA 17846	Adult In Charge:	Ilean	The second group of the second	a company of a common series and a common series
Phone:	DOB:	Relation:	Mother	The control of the co	egeneris (1990). Autori — il Silvinologgi rasi un il successo di giorni il socioni di giorni il socioni di giorni il successo di constituto di c
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Phone:	The state of the s	Deputy:	8+12	Mileage:	Control of the Contro
Attorney / (	Originator:				
Name:	SHAPIRO & DENARDO	Phone:	1		
Service Att	empts:				
Date:	V-5-104				<del></del>
Time:	0930				
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Deputy:	8				
Service Att	empt Notes:		***************************************		*
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BREISCH, DENI

2012CV1046

148 RHODOMOYER ROAD, MILLVILLE, PA 17846

# M

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Name: KREISHER & GREGOROWICZ  Primary Ad01 MARKET STREET Addult In Charge: Posted Other Address: BLOOMSBURG, PA 17815  Alternate Address:  Date: C/4//4 Time: J4 5 C  Attorney / Originator:  Name: SHAPIRO & DENARDO  Phone:  Mileage: Deputy:  Mileage: Deputy: Deputy:  Mileage: Deputy: Depu	VS.	AN CHASE BANK N.A. REISCH (et al.)				Number 2CV1046	
Category: Real Estate Sale - Sale Notice  Manner:   Not Specified > Expires:   Warrant:   91+   Notes:   PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:   Final Service:   Name:   KREISHER & GREGOROWICZ   Served:   Personally Adult In Charge   Posted Other Adults:   Adult In Charge:   HC/ly Ferrancic   Phone:   570-784-5211   DOB:   Relation:   Legal   Agit   Alternate   Address:   Date:   C/4//4   Time:   14-5 C   Phone:   SHAPIRO & DENARDO   Phone:   Service Attempts:   Date:   Mileage:   Deputy:   Mileage:   Deputy:   Mileage:   M		SERVI	CE COVER SHE	EET			
Manner: < Not Specified > Expires: Warrant: 91+  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: KREISHER & GREGOROWICZ Served: Personally Adult In Charge Posted Other Aduress: BLOOMSBURG, PA 17815 Charge: Hc/ly Ferrorick  Phone: 570-784-5211 DOB: Relation: Legal Ast  Alternate Address: Date: C/4//4 Time: 14 5 C  Phone: Deputy: 4 4/2 Mileage:  Attorney/ Originator:  Name: SHAPIRO & DENARDO Phone:  Service Attempts:  Date: Image: Deputy: Service Attempt Notes:  1. 2. 3. 4.	Service De	talls:					
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Name: KREISHER & GREGOROWICZ Served: Personally Adult In Charge Posted Other Primary Address: BLOOMSBURG, PA 17815 Charge: Holly Ferraicle Phone: 570-784-5211 DOB: Relation: Legal Address: Date: C/4/I/4 Time: I/4 5 C Phone: Deputy: 4 + I/2 Mileage: Attorney / Originator: Name: SHAPIRO & DENARDO Phone:  Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - Sale Notice	enem ere er er er en enemente er		Zone:		
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Name: KREISHER & GREGOROWICZ  Primary Ad01 MARKET STREET Addult In Charge: Helly Ferranck  Phone: 570-784-5211  DOB: Relation: Legal As1  Alternate Address: Date: C/4/I4 Time: 14-5C  Phone: SHAPIRO & DENARDO Phone:  Service Attempts: Deputy: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SA	LE AND DEBTOR'S R	IGHTS	om god i state de servicio de la servicio della servicio de la servicio della ser	The control of the property of the control of the c	
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401 MARKET STREET, BLOOMSBURG, PA 17815

6P -

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AN CHASE BANK N.A. REISCH (et al.)					Number CV1046
		SERVICI	E COVER SH	EET		·
Service De	tails:					
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Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815		Adult In Charge:	Kimberly Tucker		
Phone:	570-784-2850 DOB: Relation: Becre kary				Mortiumente disent tringingggggg	To address, the difference of the second seco
Alternate Address:	Control of the second s	tridite in the accommodated services and a significant contraction of the services and the services are the services and the services and the services are the services and the services are the services and the services are the services are the services and the services are the services are the services and the services are the	Date:	6/4/14	Time:	14:20
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Attorney / C	Originator:					
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CENTRAL COLUMBIA SD 2012CV1046

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

M /

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AN CHASE BANK N.A. BREISCH (et al.)				Number CV1046
	SERVI	CE COVER SH	EET		
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Serve To:		Final Servi	ce:		
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Phone:	Control of the contro	Deputy:		Mileage:	
Attorney /	Originator:				
Name:	SHAPIRO & DENARDO	Phone:			
Service Att	tempts;				App.
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### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORG	AN CHASE BANK N.A.			Case	Number
	REISCH (et al.)				2CV1046
	SERVICE CO	OVER SHI	EET		
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Category:	Real Estate Sale - Sale Notice	- 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 1865 - 186		Zone:	
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	and the state of t	- Wilderson I Company and Comp	erakuna ana anaganya, yaya, et gagayaya yaya, et je gaga	W. M. Markey Co	
Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally (A	dult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:		Schmice	
Phone:	DOB:	Relation:	She's /	Idult in	Charge
Alternate Address:	AND THE RESIDENCE OF THE PARTY	Date:	6/4/14	Time:	13:20
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STIC RELATIONS OF 2012CV1046 111

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AN CHASE BANK N.A. REISCH (et al.)				e Number 2CV1046	
	SERVIC	E COVER SH	EET			_ c
Service De	talls:					COLUMBIA
Category:	Real Estate Sale - Sale Notice	er e		Zone:		
Manner:	Not Specified >	Expires:	The contract variety is a contract variety of the cont	Warrant:	94	CO
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Serve To:				er fortibus se sementario e e e e e e e e e e e e e e e e e e e	Conference Laborates VIII a formación VIII - consequence VIII - conseq	^
Name:	Columbia County Tax Office	Final Servi Served:	AND THE PROPERTY OF THE PROPER	. I = 0!= ==	<b>\</b> D	012
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Personally (Adul	e Mi		2012CV1046
Phone:	570-389-5649 <b>DOB</b> :	Relation:	Clerk	**************************************	annament der betätigtet der ein bildere state eine ein son der	
Alternate Address:	e - entregenized de consentititation - emperationem entremandem lager appropriate de appropriate des encountribuies en e	Date:	06/04/14	Time:	13:20	
Phone:	The second secon	Deputy:		Mileage:	(Management) - Control of Society (Control of	PO B
Attorney / 0	Originator:				120	, X
Name:	SHAPIRO & DENARDO	Phone:		e de la companya de La companya de la co		BOX 380, BLOOMSBURG,
Service Att	empts:					, E
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Time:						BU
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Service Att	empt Notes:					PA 17815
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COLUMBIA COUNTY TAX C 2012CV1046

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312169

CHANDRA M. ARKEMA, ATTORNEY I.D. NO. 203437

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S & D FILE NO. 11-040020

JPMorgan Chase Bank, National Association

**PLAINTIFF** 

VS.

Denise Breisch a/k/a Denise M. Breisch and

United States of America

**DEFENDANTS** 

**COURT OF COMMON PLEAS** 

**CIVIL DIVISION** 

**COLUMBIA COUNTY** 

NO: 2012-CV-1046

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

TO: Denise Breisch a/k/a Denise M. Breisch 148 Rhodomoyer Road Millville, PA 17846

Your house (real estate) at:

#### 148 Rhodomoyer Road, Millville, PA 17846

26-01-015-09

is scheduled to be sold at Sheriff's Sale on Aug 13 2014 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9.00 m to enforce the court judgment of \$130,365.26 obtained by JPMorgan Chase Bank, National Association 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 back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call: (610)278-6800.
- 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 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 on page two of 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.

- 5. 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 (610)278-6800.
- 6. 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.
- 7. 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 570-389-5622.
- 8. 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.
- 9. 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.
- 10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
- 11. 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.

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

11-040020

ALL THAT TRACT OR PARCEL OF LAND, situate in the Township of Mount Pleasant, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the centerline of T.R. No. 436 said point being at the northwest corner of other lands of Franklin S. and Alice J. Beishline, Parcel "A";

THENCE along the center line of T.R. No 436, being the southwesterly line of Said Parcel "A", the following courses and distances, South 16° 34'20" East, 68.98 feet to a point, South 20° 38' 00" East, 89.34 feet to a point; South 25° 42' 30" East, 162.24 feet to a point; South 40° 10' 00" East, 55 feet to a point; South 53° 44' 00" East, 168.60 feet to a point; South 55° 01' 20" East, 81.31 feet to a point; South 48° 59' 50" East, 60.07 feet to a point;

THENCE 44° 57' 00" East, 107.73 feet to a point; South 48° 45' 10" East, 48.63 feet to a point; South 55° 50' 00" East, 50 feet to a point and South 70° 26' 40" East, 72.75 feet to a point:

THENCE along the centerline of T.R. 436, being the southwesterly line of said Parcel "A" and being the Southerly line of other lands of Franklin S. and Alice J. Beishline, Parcel "B", South 76° 49' 20" East, 105.15 feet to a point:

THENCE along the centerline of said T.R. No. 436, being the Southerly line of said Parcel "B", South 67° 57' 20" East, 97.54 feet to a point at the intersection of T.R. No. 436 and T.R. No. 432, said point being the Northwest corner of other lands of Franklin S. and Alice J. Beishline, Parcel "I":

THENCE along the centerline of T.R. No. 432, being the westerly line of said Parcel "I", South 06° 06' 00" West, 37.91 feet to a point:

THENCE along the same South 14° 13' 30" East, 15 feet to a point at the Northeast corner of other lands of Franklin S. and Alice J. Beishline, Parcel "H":

THENCE along the northerly line of said Parcel "H", Parcel "G", and Parcel "F" and passing through a rebar set 16.50 feet distant from the last described corner, North  $81^{\circ}$  27'06" West , 1,538.16 feet to a rebar set on the northerly right-of-way line of T.R. No. 430:

THENCE along the Northerly right-of-way line of said T.R. No. 430, North 41° 14'20" West, 185 feet to a point:

THENCE along same North 43° 32'00" West, 218.76 feet to a rebar set at the southeast corner of other lands of Franklin S. Alice J. Beishline, Parcel "D",

THENCE along the easterly line of said Parcel "D" North 69° 11'17" East, 869.12 feet to an old iron pin in stones at the Southwest corner of lands of Paul and Irene Rote:

THENCE along the southerly line of lands of said Rote and passing through an iron pin 20 feet distant from this described corner, South 77° 17' 00" East, 185.69 feet to the place of beginning.

CONTAINING 15.20 acres of land in all. Being Parcel "E" in the Beishline Subdivision, said plot plan recorder in Map Book 6, at page 180 and last revised on June 9, 1989.

PARCEL No. 26-01-015-09

BEING the same premises which Franklin S. Beishline and Alice J. Beishline, his wife, by Deed dated August 28, 1989 and recorded in the Columbia County Recorder of Deeds Office on August 28, 1989 in Deed Book 435, page 879, granted and conveyed unto Denise M. Breisch.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2012CV1046

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, AUGUST 13, 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.

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BEGINNING in the centerline of T.R. No. 436 said point being at the northwest corner of other lands of Franklin S. and Alice J. Beishline, Parcel "A";

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THENCE 44° 57' 00" East, 107.73 feet to a point; South 48° 45' 10" East, 48.63 feet to a point; South 55° 50' 00" East, 50 feet to a point and South 70° 26' 40" East, 72.75 feet to a point:

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THENCE along the centerline of said T.R. No. 436, being the Southerly line of said Parcel "B", South 67° 57' 20" East, 97.54 feet to a point at the intersection of T.R. No. 436 and T.R. No. 432, said point being the Northwest corner of other lands of Franklin S. and Alice J. Beishline, Parcel "I":

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THENCE along the same South 14° 13' 30" East, 15 feet to a point at the Northeast corner of other lands of Franklin S. and Alice J. Beishline, Parcel "H":

THENCE along the northerly line of said Parcel "H", Parcel "G", and Parcel "F" and passing through a rebar set 16.50 feet distant from the last described corner, North 81 ° 27' 06" West, 1,538.16 feet to a rebar set on the northerly right-of-way line of T.R. No. 430:

THENCE along the Northerly right-of-way line of said T.R. No. 430, North 41° 14' 20" West, 185 feet to a point:

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PROPERTY ADDRESS: 148 RHODOMOYER ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 26-01-015-09

Seized and taken into execution to be sold as the property of DENISE BREISCH, UNITED STATES OF AMERICA in suit of JP MORGAN CHASE BANK N.A..