

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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
				<b>\$5,095.56</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(3,745.56)</b>
-----------------------	---------------------

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



⑈14023476⑈ ⑆071000343⑆ 69385258⑈

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

DATE	8/15/2014
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⑈ ⑆071000343⑆ 69385258⑈

SD

## SHAPIRO & DeNARDO, LLC

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

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Meghan Williams

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** August 14, 2014

**Re:** Breisch, Denise

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

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

SD**SHAPIRO & DeNARDO, LLC**

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Managing Attorney PA  
CAITLIN M. DONNELLY +  
BRADLEY J. OSBORNE +

**NI 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 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



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Managing Attorney - PA  
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**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

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 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

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

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: \_\_\_\_\_

8-7-14

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



Attorneys for Plaintiff

SHAPIRO & DeNARDO, LLC

SD**SHAPIRO & DENARDO, LLC**

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Managing Attorney NJ  
**STEPHANIE L. SOONAR** ++  
**GEOFFREY SMITH** +  
+ 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

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





SD

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Managing Attorney - PA  
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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

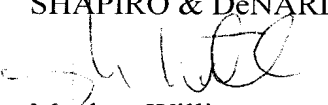
Dear Sir/Madam:

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



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



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:  
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 06/20/2014 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 5'04" Weight 130 Race white Sex Female  
Other Blonde hair

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_

#### Not Served Information

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other \_\_\_\_\_

#### COMMONWEALTH OF PENNSYLVANIA

The Process Server, being duly sworn,  
deposes and says that the facts set forth  
herein are true and correct to the best of their  
knowledge, information and belief.

Notarial Seal  
John F. Shinkowsky, Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Sept. 28, 2014  
Member, Pennsylvania Association of Notaries

Sworn to and subscribed before me this

26<sup>th</sup> day of June 2014

Process Server/Sheriff- Robert Galanopoulos

Notary Public [Signature]

Law Firm Phone (610)278-6800  
Caitlin M Donnelly, Esquire  
Shapiro and DeNardo LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

ServeBy Date 7/2/2014  
Filed Date  
sale date 8/13/2014

ORIGINAL

164DB

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

REAL ESTATE TAX CERTIFICATION

Date: 07/22/2014

Fee: \$5.00

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By

*Columbia County Sheriff*

Per:

*108*

# 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:

Bill #		Discount:		Face:		Penalty:	
		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:

\$485.97

Signature

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.

SD

## SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

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

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**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

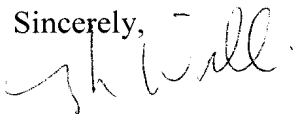
RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M.  
Breisch and United States of America  
Docket No.: 2012-CV-1046, 2014-ED-94  
Property Address: 148 Rhodomoyer Road, Millville, PA 17846  
S&D File No.: 11-040020  
Sale Date: August 13, 2014

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.

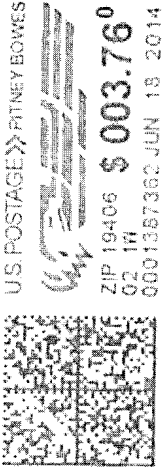
SHAPIRO & DENARDO, LLC

Date: 7-15-14

By: 

Meghan Williams  
Legal Assistant

11-040020



Name and Address of Sender  
Shapiro & DeNardo, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

Check type of mail or service:

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

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

Article Number	Addressee (Name, Street, City State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 11-040020 MW	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815											
2.	JPMorgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240											
3.	United States of America U.S. Dept. of Justice Room 5111, Main Justice Bldg. 10th & Constitution Washington, DC 20530											
4.	Internal Revenue Service 228 Walnut Street Harrisburg, PA 17108											
5.	United States of America 228 Walnut Street, Federal Building P.O. Box 11754 Harrisburg, PA 17108											
6.	United States of America Assistant U.S. Attorney General's Office 228 Walnut Street Federal Building P.O. Box 11754 Harrisburg, PA 17108 Attn: Linda Bayer											
7.	United States of America U.S. Department of Justice Room 5111, Main Justice Building 10th & Constitution Washington, DC 20530											
8.	Internal Revenue Service 228 Walnut Street Harrisburg, PA 17101											

Postmaster, Per (Name of receiving employee)

*[Signature]*

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink or Ball Point Pen

Delivery Confirmation  
Signature Confirmation  
Special Handling  
Restricted Delivery  
Return Receipt

Name and Address of Sender  
Shapiro & DeNardo, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

Check type of mail or service:

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

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

Article Number	Addressee (Name, Street, City State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 11-040020 MW	Tenant or Occupant 148 Rhodomoyor Road Millville, PA 17846  PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230											
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Postmaster, Per (Name of receiving employee)

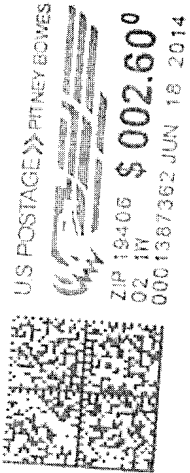
See Privacy Act Statement on Reverse

Total Number of Pieces Listed by Sender 2

Total Number of Pieces Received at Post Office

Complete by Typewriter, Ink or Ball Point Pen

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





SD

## SHAPIRO & DENARDO, LLC

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**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

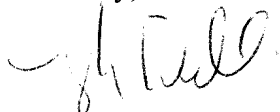
RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M.  
Breisch and United States of America  
Docket No.: 2012-CV-1046, 2014-ED-94  
Property Address: 148 Rhodomoyer Road, Millville, PA 17846  
S&D File No.: 11-040020  
Sheriff's Sale: August 13, 2014

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

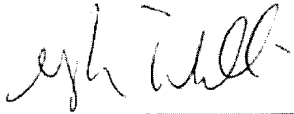
**VERIFICATION OF SERVICE BY CERTIFIED MAIL AND  
REGULAR MAIL PURSUANT TO COURT ORDER**

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, 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

SHAPIRO & DeNARDO, LLC

BY:   
Meghan Williams  
Legal Assistant

11-040020

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, ESQUIRE  
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

ORDER

AND NOW, this 22 day of August, 2012, upon consideration of  
Plaintiff's Motion for Service Pursuant to Court Order, Affidavit of Good Faith Investigation and  
Memorandum of Law in 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:

15 Thomas A. James, Jr.

## Recipient 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** Customer:  
 Shipped Date: **06/16/2014** Shipping Cost: **0.46** 0.46  
 Status: **Processed** Accessorial: **3.10** 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

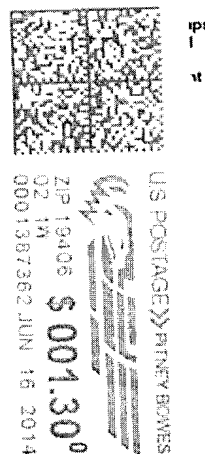
## Packages within Shipment

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. DOES NOT 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	
148 Rhodomoyer Road	
Millville, PA 17846	

PS Form 3817, January 2001





SD

## SHAPIRO & DENARDO, LLC

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

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

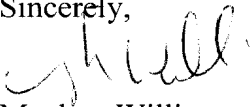
RE: JPMorgan Chase Bank, National Association vs. Denise Breisch a/k/a Denise M.  
Breisch and United States of America  
Docket No.: 2012-CV-1046, 2014-ED-94  
Property Address: 148 Rhodomoyer Road, Millville, PA 17846  
S&D File No.: 11-040020  
Sheriff's Sale: August 13, 2014

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

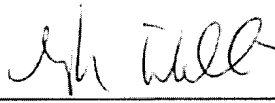
VERIFICATION OF SERVICE PURSUANT TO Pa.R.C.P. 440

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.

SHAPIRO & DENARDO, LLC

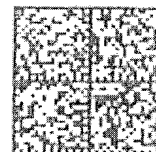
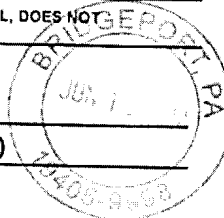
Date: 7-15-14

By:   
Meghan Williams  
Legal Assistant

11-040020

MW 11-040020

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Shapiro and DeNardo, LLC</u>	
<u>3600 Horizon Drive, Ste.150</u>	
<u>King Of Prussia, PA 19406</u>	
One piece of ordinary mail addressed to:	
<u>Denise Breisch a/k/a Denise M. Breisch</u>	
<u>c/o Michael P. Gregorowicz, Esquire</u>	
<u>401 South Market Street</u>	
<u>Bloomsburg, PA 17815</u>	



U.S. POSTAGE >> PINEY BOWES  
ZIP 19406 \$001.30<sup>0</sup>  
02 1M  
0001387362 JUN 16 2014

PS Form 3817, January 2001



SD

## SHAPIRO & DENARDO, LLC

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 STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 546-7400  
FAX: (215) 985-0169



National Association of  
Professional Process Servers



Philadelphia Association  
of Professional Process Servers

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 06/20/2014 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 5'04" Weight 130 Race white Sex Female  
Other Blonde hair

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_

#### Not Served Information

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other \_\_\_\_\_

#### COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

John F. Shinkowsky, Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Sept. 28, 2014

Member, Pennsylvania Association of Notaries

The Process Server, being duly sworn,  
deposes and says that the facts set forth  
herein are true and correct to the best of their  
knowledge, information and belief.

Process Server/Sheriff Robert A. Ciano

Sworn to and subscribed before me this

26<sup>th</sup> day of June 2014

Notary Public [Signature]

Law Firm Phone (610)278-6800  
Caitlin M Donnelly, Esquire  
Shapiro and DeNardo LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

ServeBy Date 7/2/2014

Filed Date

sale date 8/13/2014

ORIGINAL

164DB

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

06/10/2014 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,

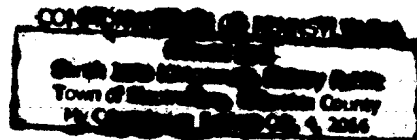
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 08, 2014

NOTARY

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

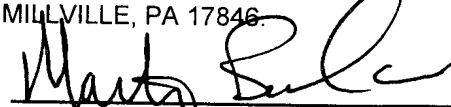


JP MORGAN CHASE BANK N.A.  
vs.  
DENISE BREISCH (et al.)

Case Number  
2012CV1046

## SHERIFF'S RETURN OF SERVICE

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 UPON THE REAL ESTATE LOCATED AT 148 RHODOMOYER ROAD, MILLVILLE, PA 17846.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

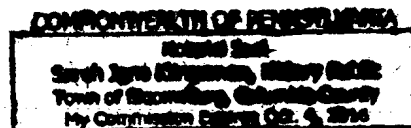
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

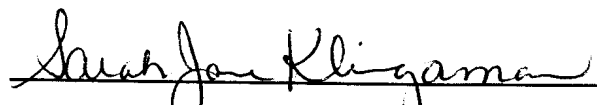
July 10, 2014

NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2014





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 148 RHODOMOYER ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge (Posted) Other

Adult In Charge: Posted @ 148 on Side door

Relation:

Date: 7/9/14

Time: 14:59

Deputy: 8912

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2012CV1046

148 RHODOMOYER ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 94

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

168

### Serve To:

Name: DENISE BREISCH

Primary Address: 148 RHODOMOYER ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Ilean Breisch

Relation: Mother

Date: 6/10/14

Time: 15:00

Deputy: 8412

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date: 6-5-14

Time: 0930

Mileage:

Deputy: 8

### Service Attempt Notes:

1. HOME IS Empty

2.

3.

4.

5.

6.

BREISCH, DENISE

2012CV1046

148 RHODOMOYER ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 917

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

### Serve To:

Name: KREISHER & GREGOROWICZ

Primary Address: 401 MARKET STREET  
BLOOMSBURG, PA 17815

Phone: 570-784-5211

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Holly Ferraiolo

Relation:

Legal Asst

Date:

6/4/14

Time:

14:50

Deputy:

4412

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

KREISHER & GREGOROWI

2012CV1046

401 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 94

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

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Kimberly Tucker

Relation:

Secretary

Date:

6/4/14

Time:

14:20

Deputy:

4412

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2012CV1046

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 94

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

### Serve To:

Name: OCCUPANT

Primary Address: 148 RHODOMOYER ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: ST DE DEAR

Date: 6-5-14

Time: 0930

Deputy: 8

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2012CV1046

148 RHODOMOYER ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 94

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

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: Deana Schmidt

Relation: She's Adult in Charge

Date: 6/4/14

Time: 13:20

Deputy: 12

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV1046

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

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

Case Number  
2012CV1046

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 94

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

06/04/14

Time:

13:20

Deputy:

12

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2012CV1046

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

**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 am 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  $16^{\circ} 34' 20''$  East, 68.98 feet to a point, South  $20^{\circ} 38' 00''$  East, 89.34 feet to a point; South  $25^{\circ} 42' 30''$  East, 162.24 feet to a point; South  $40^{\circ} 10' 00''$  East, 55 feet to a point; South  $53^{\circ} 44' 00''$  East, 168.60 feet to a point; South  $55^{\circ} 01' 20''$  East, 81.31 feet to a point; South  $48^{\circ} 59' 50''$  East, 60.07 feet to a point;

THENCE  $44^{\circ} 57' 00''$  East, 107.73 feet to a point; South  $48^{\circ} 45' 10''$  East, 48.63 feet to a point; South  $55^{\circ} 50' 00''$  East, 50 feet to a point and South  $70^{\circ} 26' 40''$  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  $76^{\circ} 49' 20''$  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  $67^{\circ} 57' 20''$  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  $06^{\circ} 06' 00''$  West, 37.91 feet to a point:

THENCE along the same South  $14^{\circ} 13' 30''$  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  $41^{\circ} 14' 20''$  West, 185 feet to a point:

THENCE along same North  $43^{\circ} 32' 00''$  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  $69^{\circ} 11' 17''$  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  $77^{\circ} 17' 00''$  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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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° 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 dates 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.

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..**

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