

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

**Attorney for the Plaintiff:**  
SHAPIRO & DENARDO  
KINGS OF PRUSSIA, PA

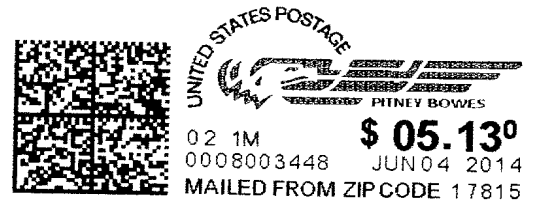
**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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



71901140006000029534

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

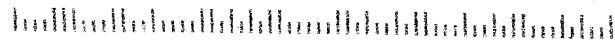


NIXIE 176 DC 1 0006/11/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 17815038080 \*0119-04053-04-39

17815038080



## Document Receipt

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Trans #	2958	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

FEDERAL BUILDING

228 WALNUT STREET

P.O. BOX 11754

Tracking #: 71901140006000029565

Doc Ref #: 2014ED94

Postage 5 3400

HARRISBURG PA 17108

## Document Receipt

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Trans #	2957	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

LINDA BAYER

ASST. U.S. ATTY. GEN OFFICE

228 WALNUT STREET FED BUILDING

P.O. BOX 11754

Tracking #: 71901140006000029558

Doc Ref #: 2014ED94

Postage 5.3400

HARRISBURG PA 17108

## Document Receipt

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Trans #	2957	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

LINDA BAYER

ASST. U.S. ATTY. GEN OFFICE

228 WALNUT STREET FED BUILDING

P.O. BOX 11754

Tracking #: 71901140006000029558

Doc Ref #: 2014ED94

Postage 5.3400

HARRISBURG PA 17108

## Document Receipt

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Trans #	2955	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000029534
Doc Ref #:	2014ED94
Postage	5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	2954	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000029527

Doc Ref #: 2014ED94

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	2954	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000029527

Doc Ref #: 2014ED94

Postage 5.3400

HARRISBURG PA 17105



## Document Receipt

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Trans #	2953	Carrier / service:	USPS Server	First-Class Mail®	6/4/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000029510

Doc Ref #: 2014ED94

Postage 5.3400

HARRISBURG PA 17128

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

CASE NO. 2012-CV-1046

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JPMorgan Chase Bank, National Association, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **148 Rhodomoyer Road, Millville, PA 17846.**

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

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

2. Name and address of Defendants in the judgment:

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

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

FILED  
PROTHONOTARY  
2014 JUN -3 P 12:08  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

JPMorgan Chase Bank, National Association  
3415 Vision Drive  
Columbus, OH 43219

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

JPMorgan Chase Bank, National Association  
3415 Vision Drive  
Columbus, OH 43219

JPMorgan Chase Bank  
1111 Polaris Parkway  
Columbus, OH 43240

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

United States of America  
U.S. Dept. of Justice  
Room 5111, Main Justice Bldg. 10th & Constitution  
Washington, DC 20530

Internal Revenue Service  
228 Walnut Street  
Harrisburg, PA 17108

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

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

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

United States of America  
U.S. Department of Justice  
Room 5111, Main Justice Building  
10th & Constitution  
Washington, DC 20530

Internal Revenue Service  
228 Walnut Street  
Harrisburg, PA 17101

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

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

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

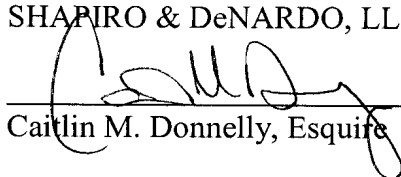
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT  
148 Rhodomoyer Road  
Millville, PA 17846

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

SHAPIRO & DeNARDO, LLC

BY:

  
Caitlin M. Donnelly, Esquire

11-040020

# REAL ESTATE OUTLINE

ED # 2014E094

DATE RECEIVED June 3<sup>rd</sup> 2014  
DOCKET AND INDEX 2012 CV 1046

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>14020230</u>

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

SALE DATE Aug 13 2014 TIME 9:00 AM  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

JPMorgan Chase Bank, National Association  
PLAINTIFF

No: 2012-CV-1046

VS.

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

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

2014-ED-94

TO THE SHERIFF OF COLUMBIA COUNTY:

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

148 Rhodomoyer Road, Millville, PA 17846

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

Interest from April 8, 2013 to November 7, 2013

\$130,365.26

Interest from November 8, 2013 to

\$3,965.42

(Costs to be Added):

Seal of Court

Barbara N. Silvestri  
PROTHONOTARY

Date: 6-3-14

Kelly P. Brewer  
Deputy Prothonotary

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

**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  
Property Address: 148 Rhodomoyer Road, Millville, PA 17846  
S&D File No.: 11-040020

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses provided:

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

Our office will serve the United States of America and we will file an affidavit of service.

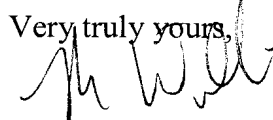
Please post the HANDBILL on the property.

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,



Meghan Williams  
Legal Assistant

Enclosures

**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

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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  
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  
Property Address: 148 Rhodomoyer Road, Millville, PA 17846  
S&D File No.: 11-040020

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

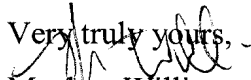
In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit: \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Request for service, posting, advertising, of the notice of sale.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,  
  
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

**CERTIFICATE OF SERVICE**

I, Caitlin M. Donnelly, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

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

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

Date Mailed: 6-2-14

Date: 6-2-14

SHAPIRO & DeNARDO, LLC

BY:

Caitlin M. Donnelly  
Attorneys for Plaintiff

CAITLIN M. DONNELLY, ESQUIRE

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

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 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.

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

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

JPMorgan Chase Bank, National Association  
3415 Vision Drive  
Columbus, OH 43219

and that the last known addresses of the judgment debtors (Defendants) are:

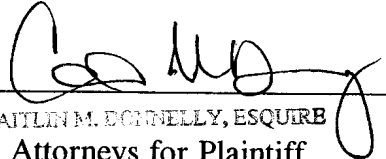
Denise Breisch a/k/a Denise M. Breisch  
148 Rhodomoyer Road  
Millville, PA 17846

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

SHAPIRO & DeNARDO, LLC

Date: 6-2-14

BY:

  
CAITLIN M. DONNELLY, ESQUIRE  
Attorneys for Plaintiff

11-040020



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447  
CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403  
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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

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

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

☒ Assistance Act including but not limited to:

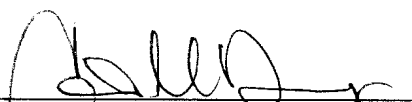
- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

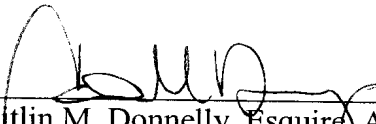
SHAPIRO & DeNARDO, LLC

Date: 6-2-14

BY:

  
Attorneys for Plaintiff  
CAITLIN M. DONNELLY, ESQUIRE

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
Caitlin M. Donnelly, Esquire, Attorney for Plaintiff  
CAITLIN M. DONNELLY, ESQ.

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  
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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

CASE NO. 2012-CV-1046

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JPMorgan Chase Bank, National Association, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **148 Rhodomoyer Road, Millville, PA 17846.**

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

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

2. Name and address of Defendants in the judgment:

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

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

JPMorgan Chase Bank, National Association  
3415 Vision Drive  
Columbus, OH 43219

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

JPMorgan Chase Bank, National Association  
3415 Vision Drive  
Columbus, OH 43219

JPMorgan Chase Bank  
1111 Polaris Parkway  
Columbus, OH 43240

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

United States of America  
U.S. Dept. of Justice  
Room 5111, Main Justice Bldg. 10th & Constitution  
Washington, DC 20530

Internal Revenue Service  
228 Walnut Street  
Harrisburg, PA 17108

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

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

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

United States of America  
U.S. Department of Justice  
Room 5111, Main Justice Building  
10th & Constitution  
Washington, DC 20530

Internal Revenue Service  
228 Walnut Street  
Harrisburg, PA 17101

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

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

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

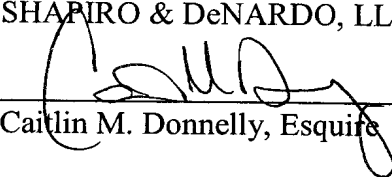
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT  
148 Rhodomoyer Road  
Millville, PA 17846

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

SHAPIRO & DeNARDO, LLC

BY:

  
Caitlin M. Donnelly, Esquire

11-040020

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

14020230

DATE	6/2/2014
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈14020230⑈ ⑆071000343⑆ 69385258⑈