## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Endeane Home Loans Vs	Linda Hasi	MEN
NO. 35-15 ED	NO. 125-13	JD
DATE/TIME OF SALE:_JULY 15, 2015	AT 9:00 AM	
BID PRICE (INCLUDES COST)	\$ 3223,06	
POUNDAGE – 2% OF BID	\$ 64,46	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	s <u>3787,57</u>
PURCHASER(S):		· · · · · · · · · · · · · · · · · · ·
ADDRESS:		<del>.</del>
NAMES(S) ON DEED:	1000	
PURCHASER(S) SIGNATURE(S):	His	Sel
TOTAL DUE:		s_3287,5)
LESS DEPOSIT:		s 1350 ac
DOWN PAYMENT	<u>}</u>	\$
TOTAL DUE IN 8 I	DAYS	s 1937,52

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

**EMBRACE HOME LOANS** 

VS.

<u>Defendant</u>

LINDA HASHAGEN

Attorney for the Plaintiff;

MCCABE, WEISBERG & CONWAY PC

123 S. BROAD STREET

**SUITE 2080** 

PHILADELPHIA, PA 19109

Sheriff's Sale Date:

Wednesday, July 15, 2015

Writ of Execution No.: 2013CV125

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1521 MAIN STREET, BLOOMSBURG, PA 17815

## **Sheriff Costs**

Sheriff Costs		
Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$78.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,118.22
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$75.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$225.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$7.50
Notary Fee		\$10.00
Surcharge		\$160.00
Other		\$75.00
	Total Sheriff Costs	\$2,091.22
Municipal Costs		
Delinquent Taxes		\$644.72
Sewer		\$420.12
	Total Municipal Costs	\$1,064.84
Distribution Costs		
Recording Fees		\$67.00
	Total Distribution Costs	\$67.00

Grand Total:

\$3,223.06

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

## LAW OFFICES

## McCABE, WEISBERG & CONWAY, P.C.

SUITE 210 448 HUGUENOT STREET NEW ROCHELLE, NY 10801 (914)-636-8900 FAX (914) 636-8901

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

August 25, 2015

SUITE2809 E HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAN (855) 845-2584

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

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

Re: Embrace Home Loans, Inc.

vs. Linda J. Hashagen Columbia County, Court of Common Pleas, No. 2013- CV-125 Action in Mortgage Foreclosure Premises: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Date of Sheriff's Sale: July 15, 2015

## Dear Sheriff:

Enclosed please find a check in the amount of \$1,937.52 which represents the amount necessary to complete settlement, an Assignment of Bid, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to MTGLQ Investors, LP, 15480 Laguna Canyon Road, Irvine, CA 92618 in the deed poll.

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

Very truly yours,

Alease Adekeye
Legal Assistant

/aa

Enclosures



pennsylvania DEPARTMENT OF REVENUE

Bureau of Individual Taxes PO Box 280603 Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY				
State Tax Paid				
Book Number				
Page Number				
Date Recorded				

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

Name MCCabe, Weisberg and Conway, P.C.  Mailing Address 123 S. Broad Street, Suite 1400  B. TRANSFER DATA  Date of Acceptance of Document 8 / 25 / 15  Grantor(s)/Lessor(s) Sheriff of Columbia  Columbia County Courthouse, 35 West Main Street  City Bloomsburg  C. REAL ESTATE LOCATION  Street Address 15480 Laguna Canyon Road  City, Township, Borough Township of Scott  Columbia  County Co	A. CORF	RESPONDENT - All inquires	may be	e directed to the	following person:		
Mailing Address Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Acceptance of Occument 8 / 25 / 15 Dete of Columbia Dete of Acceptance of Occument 8 / 25 / 15 Dete of Columbia Dete of Acceptance of Occument 8 / 25 / 15 Dete of Columbia County Courthouse, 35 West Main Street County Deteroine of Columbia County Courthouse, 35 West Main Street Deteroine of Columbia County Courthouse, 35 West Main Street Deteroine of Columbia County Courthouse, 35 West Main Street Deteroine of Columbia County Courthouse, 35 West Main Street Deteroine of County Courthouse, 35 West Main Street Deteroine of County Courthouse, 35 West Main Street Deteroine of County County County Courthouse, 35 West Main Street Deteroine of County	Name		-		3.		•
B. TRANSFER DATA  Date of Acceptance of Document is 7.25 /15  Grantor(s)/Lessos(s) Sheriff of Columbia County Courthouse, 35 West Main Street City Sheriff of Columbia County Courthouse, 35 West Main Street City Sheriff of Columbia Columbia County Courthouse, 35 West Main Street City Township, Borough Township of Scott Tax Parcel Number Street Address Scott County County County Schoel District Lakeland School District Tax Parcel Number 31-182-047-00.090  D. VALUATION DATA  Was transaction part of an assignment or relocation? 1 Actual Cash Consideration 2 Other consideration 2 Other consideration 3 Total Consideration 3 Total Consideration 5 Seat Market Value 5 Common Level Ratio Factor 5 Seat Market Value 5 Seat, 783.60 6 EXEMPTION DATA - Refer to instructions for exemption status 1 Annount of Exemption Claimed 1 To Parcentage of Grantor's Interest in Real Estate 100% 1 Celeck Appropriate Box Below for Exemption Claimed.  Will or intestate succession.  (Rame of Oecedant) (Estate Fire Number) Transfer from a trust. Date of transfer into the trust If trust was amended attach a copy of original amended trust.  Transfer between principal and agent/straw party (Attach complete copy of agency/straw party agreement.) Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)  Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage							
Grantor(s)/Lassor(s) Sheriff of Columbia Mailing Address Columbia County Courthouse, 35 West Main Street City Bloomsburg PA 17815 City State ZIP Code CA 92618  CIty, Township, Borough Township of Scott Tax Parcel Number 31-182-047-00,000  County Columbia County Cou					Philadelphia		PA 19109
Sheriff of Columbia  Sheriff of Sherif							
Mailing Address Columbia County Courthouse, 35 West Main Street City Bloomsburg  C. REAL ESTATE LOCATION Street Address County County County School District County					Grantee(s)/Lessee(s) MTGLC	'	•
C. REAL ESTATE LOCATION Street Address 1521 Main Street County Columbia  D. VALUATION DATA  Was transaction part of an assignment or relocation? + Y N N 1. Actual Cash Consideration 2. Other consideration 3. Total Consideration 4. O.00 4. S.3.60 5. Campt Assessed Value 5. Common Level Ratio Factor 6. Fair Market Value 6. F			Street	•			213-730-1010
C. REAL ESTATE LOCATION Street Address County Columbia Street School District Columbia Columb	City Bloomsbur	7.0					
Street Address   School District   Lakeland School District   Lakeland School District   Lakeland School District   School District   Lakeland School District   School Dist			. PA	17815	Irvine		CA 92618
County   Columbia   Calumbia	Street Add	ress					
## Was transaction part of an assignment or relocation? + Y N	County Columbia	Gueer			Township of Scott		
1. Actual Cash Consideration   2. Other consideration   + 0.00   - \$ 3.23.55.2   4. County Assessed Value   5. Common Level Ratio Factor   x 3.60   - \$ 84,783.60   5. EXEMPTION DATA - Refer to instructions for exemption status. 1a. Amount of Exemption Claimed   100%   100%   7. Check Appropriate Box Below for Exemption Claimed.   100%   100%   7. Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)   1	D. VALU	IATION DATA			•		
+ 0.00			tion? : :	Y <b>I</b> N			
E. EXEMPTION DATA - Refer to instructions for exemption status.  I. Amount of Exemption Claimed  1b. Percentage of Grantor's Interest in Real Estate 100%  Check Appropriate Box Below for Exemption Claimed.  Will or intestate succession.  (Name of Decedent)  Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)  Transfer from a trust. Date of transfer into the trust If trust was amended attach a copy of original amended trust.  Transfers between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)  Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)  Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)  Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)  Statutory corporate consolidation, merger, or division. (Attach copy of article.)  Other (Please explain exemption claimed.) Property was sold at Sheriff sale on July 15, 2015 to MTGLO Investors, LP							
1b. Percentage of Grantor's Interest in Real Estate 1c. Percentage of Grantor's Interest Conveyed 100%  2. Check Appropriate Box Below for Exemption Claimed.  Will or intestate succession.  (Name of Decedent)  (Estate File Number)  Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)  Transfer from a trust. Date of transfer into the trust If trust was amended attach a copy of original amended trust.  Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)  Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)  Transfer from mortgager to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)  Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)  Statutory corporate consolidation, merger, or division. (Attach copy of article.)  Other (Please explain exemption claimed.) Property was sold at Sheriff sale on July 15, 2015 to MTGLO Investors, LP  Juder penalties of law, I declare that I have examined this statement, including accompanying information, and to	\$23,551.00	0	x 3.60			•	
Check Appropriate Box Below for Exemption Claimed.    Will or intestate succession.			ructions	s for exemption :	status.		
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<ul> <li>□ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)</li> <li>□ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)</li> <li>□ Statutory corporate consolidation, merger, or division. (Attach copy of article.)</li> <li>□ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on July 15, 2015 to MTGLQ Investors, LP</li> </ul> Junder penalties of law, I declare that I have examined this statement, including accompanying information, and to		Transfers to the commonwed demnation. (If condemnation	ealth, th	e U.S. and instruiteu of condemnate	mentalities by gift, dedication, attach a copy of res	ation, condemnation	or in lieu of con-
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Jnder penalties of law, I declare that I have examined this statement, including accompanying information, and to he best of my knowledge and belief, it is true, correct and complete.					• • •		nvestors, LP
prider perialties of law, I declare that I have examined this statement, including accompanying information, and to he best of my knowledge and belief, it is true, correct and complete.	 						
	unaer pe the best a	naities of law, I declare that of my knowledge and belief	nave e	xamined this sta e. correct and co	itement, including accom	npanying informatio	n, and to
Signature of Correspondent or Responsible Party  Date 8/25/15		f Correspondent or Responsible Par		.,		:	

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

From:

Hileah Robinson

To:

Novlett Smith; Deborah Flippen

Sent:

7/10/2015 3:58PM

Subject: 64679, Hashagen - Proceed w/ 7/15 Sale - Client Will Pay Transfer Taxes

Hi,

Please see below.

Thank you,

Hileah Robinson McCabe, Weisberg & Conway, P.C. Suite 1400 123 South Broad Street Philadelphia, PA 19109 HRobinson@mwc-law.com

Main: (215) 790-1010

Direct: (215) 790-1010 x5214

Fax: (215) 790-1274

Serving PA, NJ, NY, VA, MD, DC and DE

From: Diana Cochran [mailto:DCochran@rushmorelm.com]

Sent: Monday, July 13, 2015 3:56 PM

To: Annette Bordes Cc: Hileah Robinson

Subject: RE: July Sales Scheduled7600066515- Hashagen SS 7/15/15

Approved, please proceed with AOB and transfer taxes.

http://www.rushmorelm.com/images/Portrait\_Email.jpg

Diana Cochran

Foreclosure Supervisor

Rushmore Loan Management Services LLC

469-458-5240 direct | rfax |

toll-free | fax machine

Mail to: DCochran@rushmorelm.com

Web: http://www.rushmorelm.com/

From: Annette Bordes

Sent: Monday, July 13, 2015 2:54 PM

To: Diana Cochran

Cc: Hrobinson@mwc-law.com

Subject: FW: July Sales Scheduled7600066515- Hashagen SS 7/15/15

Importance: High

Diana-

I sent this to on the hold /July sales report, awaiting your decision on the transfer tax. Sale is scheduled for 7/15/15. Please advise.

FC\_PA\_FHA\_Other\_ : Foreclosure : Annette Bordes, Rushmore Loan Management Services-Users : 7/1/2015 1:37:00 PM

Called Firm to Speak with Nolet she advised the file can be pp twice up to 130 days. They can proceed without the aom & AOB and pay the transfer tax in the amount of \$1695.67.

Thank you,

# McCABE, WEISBERG & CONWAY, P.C. ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400 PHILADELPHIA, PA 19109 (215) 790-1010





<sub>NO.</sub> 106738

TUDISO

PAY: One thousand nine hundred thirty-seven and fifty-two/100

DATE

3-50/310

08/25/2015

AMOUNT \$1,937.52

TO THE

Sheriff of Columbia County

ORDER

PA

OF

Sheriii of Columbia County

**FiZ**ÌShield

ESCROW TRUST VOID AFTER 90 DAYS

**£3**]Shield

Balance Due Sheriff(392-0227) - Hashagen, Linda J

# SCOTT TOWNSHIP FAX: 5707846553 Jul 14 2015 12:11

## 350 Tenny Street Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

July 14, 2015

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2013-CV-125 1521 Main Street (Lightstreet), Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owner – Linda Hashagen, for the property located at 1521 Main Street, Bloomsburg, PA 17815, Columbia County in the amount of \$420.12. Services dates for the fees in question are from October 2014 – July 15, 2015.

Per your website the sale is to take place on Wednesday, July 15, 2015. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 24 and July 1, 8, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before	me this 8th day of July 20.15
	COMMONIVEALTH OF PENNSYLVANIA  ROTARIAL SEAL  Kurch M. Beach, Notary Public  Scott Two Columbia County  by Coordise on Expires May 13, 2018  MEMBER CAUSTLYANIA ASSOCIATION OF NOTARIES
And now,	, 20

# SHERIFF'S SALE COST SHEET

vs. Hashagen	
NO VS	
DOCKET/RETURN \$15.00  SERVICE PER DEF. \$\(\frac{1}{2}\rightimes_{\infty}\end{cases}\)  LEVY (PER PARCEL \$15.00  MAILING COSTS \$\(\frac{7}{3}\rightimes_{\infty}\end{cases}\)  ADVERTISING SALE BILLS & COPIES \$17.50	
ADVERTISING SALE (NEWSPAPER) \$15.00  MILEAGE POSTING HANDBILL \$15.00	
CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00	
DISTRIBUTION FORM \$25.00  COPIES \$ 7.50  NOTARY \$ 10.00  TOTAL ************************************	
WEB POSTING \$150.00	
PRESS ENTERPRISE INC. \$\frac{1118.32}{575.00}\$ TOTAL *********** \$\frac{13073.32}{13073.22}\$	
PROTHONOTARY (NOTARY) \$10.00  RECORDER OF DEEDS \$ 67.60  TOTAL ************ \$ 77.60	
REAL ESTATE TAXES:  BORO, TWP & COUNTY 20	
MUNICIPAL FEES DUE:  SEWER 20_ \$ WATER 20_ \$  TOTAL ************************************	50
SURCHARGE FEE (DSTE)  MISC. 1400 teus  S 75,00  S 75,00	
TOTAL ******** \$ 75,000  TOTAL COSTS (OPENING BID) \$ 2802.74	

# SHERIFF'S OFFICE MONTOUR COUNTY, COMMONWEALTH OF PENNA.

125-13.xls

29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

				30 ICEC 1711	Τ, AND AFF	IDATII O	t KETUKN		
I. Plaintiff(s)	EMBRAC	E HOME L	OANS			·	2. Docket Nur	nber / County	
2. Defendant(s)	T Thirm 4 FT	LOTT LOTT					125-2013		COLUMBIA
z. Detendant(s)	LINDA H.	ASHAGEN						it or Complaint	
SERVE 5. Name LINDA HASHAGEN			.,=-	<del></del>		OF SHERIF			
SIMILA		DINDA 18	ASHAGEN				and DEB	OR'S RIGH	TS
AT	6. Address		PRINGS TE LE PA 17821						
<ol><li>Indicate unu</li></ol>	sual service:			Reg. Mail		Cert. Mail	<del></del>	Deputize	[] Other
Now,			2015	, I Sheriff of	MONTOUR			ANIA, do he	
the Sheriff according to		deputation be	eing made at	the request a	and risk of th	County to a county to a county to a	execute this	Writ and make	e return thereof
								Sherif	f of Montour County
8. SPECIAL II	NSTRUCTION	OR OTHER IN	NFORMATION	THAT WILL A	SSIST IN EXPL	EDITING SERV	(CE		
<del> </del>		<u>.                                    </u>				<u></u>			
		mey/Originator			10. Telephone	c Number		11. Date	- ''-
MCCABE V	VEISBERG	& CONWA	Y			<del></del>		<u> </u>	
					12. Signature				
·	SP	CE RELO	W FOR IIS	COE SHEDI	FEE ONL V	DO NOT V	VDITE DEL	OW THIS L	INTER COLUMN
			W LOW COL	OT SHEK	IFF ONLI -	- DO NOT Y	VKITE BEL	OW THIS L	INE
Serving Deputy	d				Date Filed			Caminatian	
Serving Deputy William C.	d		· · · · · ·		Date Filed 6/9/2015	;		Expiration	
William C. 16. Served : June	c McKenna And made kr  Aontour Cor  [X]	own to 2015, at nmonwealth Defendant p Adult famil	Linda Has 11:25 AM of Pennsylva personally se y member wi	hagen ania, in the m	, at anner described Defendant	8 Blue Spr bed below: resides. Rela	tionship is .	23rd e, Danville, P	day of <b>A 17821</b>
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## ACCOUNT STATEMENT

## **Montour County Sheriff's Office**

29 Mill Street Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

MCCABE WEISBERG & CONWAY

Date 29-Jun-15
Docket 125-2013
County COLUMBIA

Type NOTICE OF SHERIFF SALE and DEBTOR'S RIGHTS

Receipt# 10961

Plaintiff(s): EMBRACE HOME LOANS

Defendant(s): LINDA HASHAGEN

Date	<u></u>			Credits	Charge	Balance
<u> </u>	Advance	Check #	6922	\$75.00		
06/23/15	Service on LINDA HASHAGEN				\$39.50	
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				Check #	4530	\$35.50 REFUND

		Ø
RAY C. GERBINGER SHERIFE	530	
DANVILLE, PA 17821	Creck Fraud for Business 574-313	
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FNB Bank		Ć
FOR 125-13 Hashagen and Janker 15		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

LINDA HA	SHAGEN	·		20	13CV125
	SERVICE CO	OVER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	· · · · · · · · · · · · · · · · · · ·
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Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S	RIGHTS		
ierve To:		Final Serv	íce:		and the second second second second
Name:	LINDA HASHAGEN	Served:	Personally · Ad	ult In Charge	· Posted · Other
Primary Address:	8 BLUE SPRING TERRACE DANVILLE, PA 17820	Adult in Charge:			
Phone:	<b>DOB:</b> 08/14/1959	Relation:	Topone to the control of the control	tion to the second second	
	1521 MAIN STREET BLOOMSBURG, PA 17815	Date:		Time:	
Phone:		Deputy:		Mileage:	Andrew Control of the
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Now, June 09, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 TIMOTHY T. CHAMBERLAIN, SHERIFF

### LAW OFFICES

## McCABE, WEISBERG & CONWAY, P.C.

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

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

June 19, 2015

SUITE2S09 1 HUNTINGTON QUADRANGLE MELVBLE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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

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

RE: Embrace Home Loans, Inc. v. Linda J. Hashagen

Columbia County; County CCP Number; Number 2013- CV-125

## Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for July 15, 2015.

If you have an questions, please feel free to contact me.

Very truly yours,

Brittany R. Fleming, Legal Assistant McCabe, Weisberg and Conway, P.C.

/brf Enclosure

## MCCABE, WEISBERG & CONWAY, P.C.

**Attorneys for Plaintiff** 

JACOB M. OTTLEY, ESQUIRE - ID # 319404 123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

Embrace Home Loans, Inc.

Columbia County Court of Common Pleas

Plaintiff

٧.

Number 2013- CV-125

Linda J. Hashagen

Defendant

## AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA

ISS.

COUNTY OF PHILADELPHIA

The undersigned, counsel for Plaintiff, being duly sworn, hereby certifies that (s)he served, or caused to be served, a true and correct copy of the Notice of Sheriff's Sale of Real Property, pursuant to Pa.R.C.P. 3129.2(c)(1)(ii), by regular first class mail, postage prepaid on June 09, 2015, upon the following:

Linda J. Hashagen c/o Patrick T. O'Connell, Esquire 14 West Main Street Bloomsburg, Pennsylvania 17815

A true and correct copy of the certificate of mailing is attached hereto, made a part hereof, and marked as Exhibit "A."

SWORN AND SUBSCRIBED

McCabe, Weisberg & Conway, P.C.

Attorneys for Plaintiff

BEFORE ME THIS  $\frac{\mathcal{Y}}{\mathcal{Y}}$  DAY

JUhr 2015

NOTARY PUBLIC

Date:

COMMUNIVERLIN OF PENNSYLVANIA

NOTARIAL SEAL KELLIE KELLER, Notary Public City of Philadelphia, Phila. County My Commission Expires February 7, 2018

# EXHIBIT A

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conway, P.C. (400 64679	Article Number	me Loans, Inc. v.	hagen	Total Number of Pieces Received at Post Office
Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 ATTN:B. Fleming-		Embrace Home Loans, Inc.	Linda J. Hashagen	Total Number of Pieces Listed by Sender 1
Name McC: 123 S Phila	Line	1		Total

## McCABE, WEISBERG AND CONWAY, P.C. TERRENCE J. McCABE, ESQUIRE - ID # 16496 BY: MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 LENA KRAVETS, ESQUIRE - ID # 316421 JACOB M. OTTLEY, ESQUIRE - ID # 319404 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109 (215) 790-1010 **COLUMBIA COUNTY**

Embrace Home Loans, Inc.

Plaintiff

v.

COURT OF COMMON PLEAS

Number 2013- CV-125

Linda J. Hashagen

Defendant

## AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 10th day of June, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

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

SWORN AND SUBSCRIBED	DATE:	
BEFORE ME THIS DAY  OF (LLLL), 2015	McCABE, WEISBERG & CON	WAY, P.C.
Darlyra Myk	Terrence J. McCabe, Esquire  [ ] Edward D. Conway, Esquire  [ ] Andrew L. Markowitz, Esquire  [ ] Marisa J. Cohen, Esquire	[ ] Marc S. Weisberg, Esquire [ ] Margaret Gairo, Esquire [ ] Heidi R. Spivak, Esquire [ ] Christine L. Graham, Esquire
NOTARIAL SEAL BARBARA J. MOYER, Notary Public City of Philadelphia, Phila. County Commission Expires January 12, 2018	[ ] Brian T. LaManna, Esquire [ ] Joseph F. Riga, Esquire [ ] Celine P. DerKrikorian, Esquire [ ] Jacob M. Ottley, Esquire Attorneys for Plaintiff	[ ] Ann E. Swartz, Esquire [ ] Joseph I. Foley, Esquire [ ] Lena Kravets, Esquire

## McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926

JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

JACOB M. OTTLEY, ESQUIRE - ID # 319404 123 South Broad Street, Suite 1400

LENA KRAVETS, ESQUIRE - ID # 316421

Philadelphia, Pennsylvania 19109 (215) 790-1010

Embrace Home Loans, Inc.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Plaintiff

NO: 2013- CV-125

v.

Linda J. Hashagen

Defendant

## **AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1521 Main Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

Name and address of Owner or Reputed Owner

Name

Address

Linda J. Hashagen

8 Blue Springs Ter

Danville, Pennsylvania 17821

2. Name and address of Defendant in the judgment:

Name

Address

Linda J. Hashagen

8 Blue Springs Ter

Danville, Pennsylvania 17821

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

Name

Address

Plaintiff herein

One Main Financial

6801 Colwell Blvd., NTBS-2320

Irving, Texas 75039

One Main Financial c/o Yale

Weinstein, Esquire

1060 Andrew Drive, Suite 170

NTBS-2320

West Chester, Pennsylvania 19380

One Main Financial

6801 Colwell Blvd.

NTBS-2320

Irving, Texas 75039

One Man Financial c/o Yale

Weinstein, Esquire

1060 Andrew Drive

Suite 170

West Chester, Pennsylvania 19380

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

Name

Address

Plaintiff herein

Mers Inc

PO BOX 2026

Flint, Michigan 48501

One Man Financial c/o Yale

Weinstein, Esquire

1060 Andrew Drive Suite 170

West Chester, Pennsylvania 19380-5600

One Man Financial

990 Scott Town Center

Bloomsburg, Pennsylvania 17815

Embrace Home Loans Inc

25 Enterprice Center

Newport, Rhode Island 02842

Equity National Title and Closing

SVCS

3300 SW 34th Avenue Suite 101

Ocala, Florida 34474

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

Name

Address

None

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

Name

Address

None

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

Name

Address

Tenants/Occupants

1521 Main Street

Bloomsburg, Pennsylvania 17815

Commonwealth of Pennsylvania

Department of Public Welfare

Bureau of Child Support Enforcement

P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard

Commonwealth of Pennsylvania

Inheritance Tax Office

110 North 8th Street

Suite #204

Philadelphia, PA 19107

Commonwealth of Pennsylvania

Bureau of Individual Tax Inheritance Tax Division

6th Floor, Strawberry Square

Department #280601 Harrisburg, PA 17128

Department of Public Welfare

TPL Casualty Unit Estate Recovery Program

Willow Oak Building P.O. Box 8486

Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance P.O. Box 281230

Harrisburg, PA 17128-1230

PA Department of Revenue Bureau of Compliance

Lien Section

PO BOX 280948

Harrisburg PA 17128-0948

Commonwealth of Pennsylvania Department of Revenue Bureau of

Compliance

Clearance Support Department 281230

Harrisburg, PA 17128-1230

ATTN: Sheriff's Sales

United States of America

Internal Revenue Service Technical Support Group William Green Federal Building

Room 3259

600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

11 West Main Street Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse

35 West Main Street Basement Level

Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance Department 280946

Harrisburg, PA 17128-0946

Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Ste. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

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

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

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

Patrick T. O'Connell, Esquire

Patrick T. O'Connell, Esquire

14 West Main Street Bloomsburg, Pennsylvania 17815

l 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.

DATE	McCABE, WEISBERG & C	CONWAY, P.C.
	BY:	2000
	Terrence J. McCabe, Esq.	[ ] Marc S. Weisberg, Esq.
	[ ] Edward D. Conway, Esq.	[ ] Margaret Gairo, Esq.
	[ ] Andrew L. Markowitz, Esq.	[ ] Heidi R. Spivak, Esq.
	[ ] Marisa J. Cohen, Esq.	[ ] Christine L. Graham, Esq
	[ ] Brian T. LaManna, Esq.	[ ] Ann E. Swartz, Esq.
	[ ] Joseph F. Riga, Esq.	[ ] Joseph I. Foley, Esq.
	[ ] Celine P. DerKrikorian, Esq.	[ ] Lena Kravets, Esq.
	[ ] Jacob M. Ottley, Esq.	£ 3
	Attorneys for Plaintiff	

Re: Embrace Home Loans, Inc.

v. Linda J. Hashagen, et al.

Columbia County; Number: 2013-CV-125

## McCABE, WEISBERG AND CONWAY, P.C.

BY:

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009

HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830

CHRISTINE L. GRAHAM, ESQUIRE - 1D # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926

JOSEPH F. RIGA, ESQUIRE - ID # 201926

JOSEPH I. FOLEY, ESQUIRE - ID # 314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

LENA KRAVETS, ESQUIRE - ID # 316421

JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

Embrace Home Loans, Inc.

COURT OF COMMON PLEAS COLUMBIA COUNTY

Plaintiff

V.

Number 2013- CV-125

Linda J. Hashagen

Defendant

DATE: June 10, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Linda J. Hashagen

PROPERTY: 1521 Main Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$95,483.31

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on July 15, 2015 at 9 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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		Bloomsburg, Pennsylvania 17815
	12	Commonwealth of Pemsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
	13	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
	₽.	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
	15	Department of Public Welfare TPL Casualty Unit Estatc Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
į	16	PA Department of Revenue Burcau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
	17	PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948
	8	Continuowealth of Penusylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
	19	United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106

23   Charles County Confusions		20		Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815		
23 Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 128-0946 Attn: Sheriff's Sales Attn: Sheriff's Sales Co. United States of Aurerica co  United States Co. Only Content of the United States Co. State Co.		2]		Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815		
23  United States of America Co United States Attorney for the Middle District of PA William I. Nealon Feerral Bilg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 United States of America co United States of America co United States Attorney for the Middle District of PA Harrisburg Feetral Buiding & Courthouse 228 Wahus Feetral Buiding & Courthouse C28 Wahus Feetral Buiding & Courthouse C28 Wahus Feetral Buiding & Courthouse C38 Wahus Feetral Buiding & Courthouse C39 Wahus Feetral Buiding & Courthouse C30 Wahus Feetral Buiding & Courthouse C30 Wahus Feetral Buiding & Courthouse C31 Wahus Feetral Buiding & Courthouse C32 Wahus Feetral Buiding & Courthouse C34 Wahus Feetral Buiding & Courthouse C35 Wahus Feetral Buiding & Courthouse C37 Wahus Feetral Buiding & Courthouse C38 Wahus Feetral Buiding & Courthouse C39 Pennsylvania Avenue NW Washington, DC 20530-0001 C30 Pennsylvania Avenue NW Washington, DC 20530-0001 C30 Pennsylvania (17815 C30 Pe		22		Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales		
24  United States of America  Co United States Atorney for the Middle District of PA  Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220  Harrisburg, PA 17108-1754  United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Permsylvania Avenue NW Washington, DC 20530-0001  United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Permsylvania Avenue NW Washington, DC 20530-0001  Patrick T. O'Connell, Esquire 14 West Main Street Bloomsburg, Pennsylvania 17815  Heccived at Post Office Postmaster, Per (Name of receiving employee)		23		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311		
25  United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001 U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001  27  tal Number of Pieces I total Number of Pieces Received at Post Office Received at Post Office Received at Post Office		24		United States of America Clo United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754		
26  United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001 Patrick T. O'Connell, Esquire 14 West Main Street Bloomsburg, Pennsylvania 17815 Bloomsburg, Pennsylvania 17815 Received at Post Office Postmaster, Per (Name of receiving employee)		25		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0003		
27 Patrick T. O'Connell, Esquire  14 West Main Street Bloomsburg, Pennsylvania 17815 Bloomsburg, Pennsylvania 17815 Received at Post Office Received at Post Office	,,,,,,,	26		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001		
tal Number of Pieces Total Number of Pieces Postmaster, Per (Name of receiving employee) sted by Sender Received at Post Office		27		Patrick T. O'Connell, Esquire  14 West Main Street  Bloomsburg, Pennsylvania 17815		
	Total ? Listed	Number of Pieces 1 by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	The fait declaration of value is required on all domeents and international registered mail. The man notatingstable documents under Express Mail document reconstruction insurance is \$500 per pact plots of demanges in a single-cated topic occurrance. The maleum indemnity payable to Express Mail Service mechanisties is evaluable for up to \$5,000 to some, but not all countries. Then mail See. Domestic Mail Memoi R 190, 5913, and \$921, for limitations of coverage on insured firtuitations of coverage on insured.	National indepentity payable for the reconstruction of ce subject to additional limitations for multiple pieces 183 Mail increhandise intended is \$500, but optional maximum independity payable is \$25,000 for registered and COP mail. See International Main Manuel for All (A) and Stendard Mail (B) parce)s.

# Complete by Typewriter, Ink, or Ball Point Pen

# COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 17-JUN-15

FEE:\$5.00

CERT. NO22152

HASHAGEN LINDA J 8 BLUE SPRINGS TER DANVILLE PA 17821

DISTRICT: SCOTT TWP
DEED 20080-1962
LOCATION: 1521 MAIN ST BLOOMSBURG
PARCEL: 31 -1B2-047-00,000

YEAR	BILL ROLL	AMOUNT	PEND	ING COSTS	TOTAL AMOUNT DUE
2013	PRIM	589.41	5.31	45.00	639.72
TOTAL	DUE :				\$639.72

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2014

## REQUESTED BY: COLUMBIA COUNTY SHERIFF



\*\*\* WHERE APPLICABLE THE FOLLOWING TAX YEAR(S) ARE COVERED UNDER BANKRUPTCY:

<sup>\*</sup>PARCELS WITH 2013 OR PRIOR TAX YEARS DUE ARE SUBJECT TO TAX SALE ON SEPTEMBER 14, 2015

<sup>\*\*</sup>PARCELS SCHEDULED FOR TAX SALE MUST BE PAID PRIOR TO 9AM ON MONDAY, SEPTEMBER 14TH TO BE PULLED FROM THE SALE.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

EMBRACE HOME LOANS LINDA HASHAGEN

Case Number 2013CV125

## SHERIFF'S RETURN OF SERVICE

06/09/2015 06:13 PM - DEPUTY MICHAEL BEYER, 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 1521 MAIN STREET, BLOOMSBURG, PA 17815.

MICHAEL BEYER, DEPU

SO ANSWERS.

T. CHAMBERLAIN, SHERIFF

June 10, 2015

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

10TH

day of

JUNE

2015

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	HOME LOANS			Casa	Number
vs. LINDA HAS	SHAGEN				3CV125
	SERVICE C	OVER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Posting - Sale Bill		, , , , , , , , , , , , , , , , , , ,	Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL				
Serve To:		Final Servi		delmentrissississississississississississississ	
Name:	(POSTING)	Served:	Personally Adul	In Charge	Postod Other
Primary Address:	1521 MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	· · · · · · · · · · · · · · · · · · ·		Costed Cities
Phone:	DOB:	Relation:			
Alternate Address:		Date:	6-9-15	Time:	4:13
Phone:		Deputy:	4	Mileage:	
Attorney / (					
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		1
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service Atte	mpt Notes;				
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(POSTING

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

EMBRACI Vs. LINDA HA	E HOME LOANS ASHAGEN				Number 3CV125
	SERVICE C	OVER SH	<u>'</u> EET		
Service De			— <b>—</b> -		
Category	Real Estate Sale - Sale Notice				
Manner:	< Not Specified >	Expires:	THE CONTROL OF THE CO	Zone:	35
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	8 Blue Springs Terrace		- 4	Return	1.1
	•		Thease	Keturn	#4
	Danilk, A1 17821				)
Serve To:		Final Servi	ce:		
Name:	LINDA HASHAGEN	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	1521 MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:			1.
Phone:	<i>DOB:</i> 08/14/1959	Relation:	Dep	W I	9/1-)
Alternate Address:	Section 2015 Control of the Control	Date:	$C_{\alpha \Lambda \alpha}$	Time:	Value
Address.			116		)
Phone:	And a second description of the second secon	Deputy:	1	Mileage:	
Attorney / (	Originator:			*	
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Att	empts:				
Date:					***************************************
Time:	AMERICAN AND AND AND AND AND AND AND AND AND A				
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Deputy:	The second secon				
Service Att	empt Notes:	evenned leavennesses.			NACONINO ROBERTO CONTRARES OL.
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HASHAGEN, LIN

013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRA

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## McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - 1D # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESOUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I, FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESOUIRE - ID # 313673 LENA KRAVETS, ESQUIRE - ID # 316421 JACOB M. OTTLEY, ESQUIRE - ID # 319404 123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109 (215) 790-1010

Embrace Home Loans Inc

Plaintiff

٧,

Linda J. Hashagen

Defendant

COLUMBIA COUNTY COURT OF COMMON PLEAS

Number 2012CV791

## AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 22nd day of May, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

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

SWORN AND SUBSCRIBED	DATE: 05/08/2015	- The state of the
BEFORE ME THIS $\frac{20^{10}}{100}$ DAY	McCabe, Weisberg & COM	WAY, P.C.
OF May, 2015	BY:	
Kellie Kelles NOTARY PUBLIC	[ ] Terrence J. McCabe, Esquire [ ] Edward D. Conway, Esquire [ ] Andrew L. Markowitz, Esquire [ ] Marisa J. Cohen, Esquire	[ ] Marc S. Weisberg, Esquire [ ] Margaret Gairo, Esquire [ ] Heidi R. Spivak, Esquire [ ] Christine L. Graham, Esquire
COMMONWEALTH OF PENNSYLVANIA  MOTARIAL SEAL  KELLIE KELLER, Notary Public  City of Philadelphia, Phila. County  My Commission Expires February 7, 2018	Brian T. LaManna, Esquire  Joseph F. Riga, Esquire  Celine P. DerKrikorian, Esquire  Jacob M. Ottley, Esquire  Attorneys for Plaintiff	[ ] Ann E. Swartz, Esquire [ ] Joseph I. Foley, Esquire [ ] Lena Kravets, Esquire

## McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

3Y:	TERRENCE J. McCABE, ESQUIRE - ID # 16496
	MARC S. WEISBERG, ESQUIRE - ID # 17616
	EDWARD D. CONWAY, ESQUIRE - ID # 34687
	MARGARET GAIRO, ESQUIRE - ID # 34419
	ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
	HEIDI R. SPIVAK, ESQUIRE - ID # 74770
	MARISA J. COHEN, ESQUIRE - 1D # 87830
	CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
	BRIAN T. LAMANNA, ESQUIRE - ID # 310321
	ANN E. SWARTZ, ESQUIRE - ID # 201926
	JOSEPH F. RIGA, ESQUIRE - ID # 57716
	JOSEPH I. FOLEY, ESQUIRE - ID # 314675
	CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
	LENA KRAVETS, ESQUIRE - ID # 316421
	JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109

(215) 790-1010

Embrace Home Loans Inc

Plaintiff

v.

Linda J. Hashagen

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012CV791

## AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1521 Main Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

Address

Name and address of Owner or Reputed Owner

Name

Linda J. Hashagen 8 Blue Springs Ter

Danville, Pennsylvania 17821

2. Name and address of Defendant in the judgment:

Name Address

Linda J. Hashagen

8 Blue Springs Ter

Danville, Pennsylvania 17821

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

Name

Address

Plaintiff herein

One Main Financial c/o Yale

Weinstein, Esquire

1060 Andrew Drive, Suite 170 West Chester, Pennsylvania 19380

One Main Financial

6801 Colwell Blvd.. NTBS-2320

NTBS-2320

Irving, Texas 75039

One Main Financial

6801 Colwell Blvd.

NTBS-2320

Irving, Texas 75039

One Man Financial c/o Yale

Weinstein, Esquire

1060 Andrew Drive

Suite 170

West Chester, Pennsylvania 19380

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

Name

Address

Plaintiff herein

Equity National Title and Closing

**SVCS** 

3300 SW 34th Avenue Suite 101

Ocala, Florida 34474

Mers Inc

PO BOX 2026

Flint, Michigan 48501

One Man Financial c/o Yale

Weinstein, Esquire

1060 Andrew Drive Suite 170

West Chester, Pennsylvania 19380-5600

One Man Financial

990 Scott Town Center

Bloomsburg, Pennsylvania 17815

Embrace Home Loans Inc

25 Enterprice Center

Newport, Rhode Island 02842

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

Name

Address

None

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

Name

Address

None

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

Name

Address

Tenants/Occupants

1521 Main Street

Bloomsburg, Pennsylvania 17815

Commonwealth of Pennsylvania

Department of Public Welfare

Bureau of Child Support Enforcement

P.O. Box 2675

Harrisburg, PA 17105 ATTN: Dan Richard

Commonwealth of Pennsylvania

Inheritance Tax Office

110 North 8th Street

Suite #204

Philadelphia, PA 19107

Commonwealth of Pennsylvania

Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square

Department #280601 Harrisburg, PA 17128

Willow Oak Building

Department of Public Welfare

TPL Casualty Unit Estate Recovery Program P.O. Box 8486

Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance P.O. Box 281230

Harrisburg, PA 17128-1230

PA Department of Revenue Bureau of Compliance

Lien Section

PO BOX 280948

Harrisburg PA 17128-0948

Commonwealth of Pennsylvania Department of Revenue Bureau of

Compliance

Clearance Support Department 281230

Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America

Internal Revenue Service Technical Support Group William Green Federal Building

Room 3259 600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

11 West Main Street Bloomsburg, PA 17815

Tax Claim Bureau Columbia County Courthouse

35 West Main Street Basement Level Bloomsburg, PA 17815

Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946

Harrisburg, PA 17128-0946

Attn: Sheriff's Sales

United States of America c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Ste. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name Address

Patrick T. O'Connell, Esquire

Patrick T. O'Connell, Esquire

14 West Main Street Bloomsburg, Pennsylvania 17815

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.

	McCABE, WEISBERG & CONWAY, P.C.
DATE	BY:
	[ ] Terrence J. McCabe, Esq. [ ] Marc S. Weisberg, Esq. [ ] Margaret Gairo, Esq. [ ] Margaret Gairo, Esq. [ ] Marisa J. Cohen, Esq. [ ] Christine L. Graham, Esq. [ ] Joseph F. Riga, Esq. [ ] Joseph I. Foley, Esq. [ ] Joseph I. Foley, Esq. [ ] Jacob M. Ottley, Esq. [ ] Lena Kravets, Esq. [ ] Jacob M. Ottley, Esq.
	Attorneys for Plaintiff

Re:

Embrace Home Loans Inc v. Linda J. Hashagen, et al.

Columbia County; Number: 2012CV791

# McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ. ESQUIRE - ID # 28009

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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109

(215) 790-1010

Embrace Home Loans Inc

Plaintiff

v.

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2012CV791

Linda J. Hashagen

Defendant

DATE: May 22, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Linda J. Hashagen

PROPERTY: 1521 Main Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$95,483.31

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on July 7, 2015 at 9 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

US POSTAGE) PHYSY BOWES  (4) STR 19109 \$ 032.40	0001377484MAY 22 2015											
Affix Stamp Here (if issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt	Fee Handling Actual Val	<del>                                     </del>										
Check type of mail or service:  Certified  COD  Registered  Delivery (International)  Registered  Delivery Confirmation  Return Receipt for Merchandise  DExpress Mail  In Signature Confirmation	Addressee Name, Street and PO Address		Linda J. Hashagen 8 Blue Springs Ter Danville, Pennsylvania 17821	One Main Financial c/o Yale Weinstein, Esquire 1060 Andrew Drive, Suite 170 West Chester, Pennsylvania 19380	One Main Financial 6801 Colwell Blvd., NTBS-2320 NTBS-2320 Irving, Texas 75039	Onc Main Financial 6801 Colwell Blvd. NTBS-2320 Irving, Texas 75039	One Man Financial c/o Yale Weinstein, Esquire 1060 Andrew Drive Suitc 170 West Chester, Pennsylvania 19380	Equity National Title and Closing SVCS 3300 SW 34th Avenue Suite 101 Ocala, Florida 34474	Mers Inc PO BOX 2026 Flint, Michigan 48501	One Man Financial c/o Yale Weinstein, Esquire 1060 Andrew Drive Suite 170 West Chester, Pennsylvania 19380-5600	One Man Financial 990 Scott Town Center Bloomsburg, Pennsylvania 17815	Embrace Home Loans Inc 25 Enterprice Center Newport, Rhode Island 02842
Name and Address of Sender  McCabe. Weisberg and Conway, P.C. Tiff & S. L. Suite 1400 Philadelphia, PA 19109  Attn: YELENA BELOUS 64679	Article Number	Embrace Home Loans Inc v. Linda J. Hashagen		2 0 11 W	3 66 8 N	0 68 8 N N N I I I I I I I I I I I I I I I	5 10 11	6 Ex	7 PC	8 O	9 999 P.	10 Er 25
Name McCa 123 S. Philad Attři: *	Line	·										

11	Tenants 1521 Main Street Bloomsburg, Pennsylvania 17815
12	Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
 13	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
4	Commonwealth of Pennsylvania  Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601  Harrisburg, PA 17128
15	Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
16	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
 17	PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948
20	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
19	United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106

	20		Domestic Relations of Columbia County 11 West Main Street	
	21		Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	
	22		Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Salcs	
	23		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scruton, PA 18503	
***	24		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754	
	25		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001	
	26		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001	
	27		Patrick T. O'Connell, Esquire	
			14 West Main Street Bloomsburg, Pennsylvania 17815	
Total N Listed 1	Total Number of Picces Listed by Sender 27	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	The full declaration of value is required on all demestic and incrnational registred trial. The maximum indemnity payable for the reconstruction of nonnegotiable dreuments to additional initiations for multiple pieces lost or divingage in a single catastrophic occurrente. The maximum formative payable statistical initiations for multiple pieces Express Mail Service merchanistics is available for up to \$5,000 to some, but not all countries. The maximum meritanistic is some, but not all countries. The maximum incrnative is \$500, but optional multiple pieces multiple and the properties is available for up to \$5,000 to some, but not all countries. The maximum incrnative is \$50,000 for registered fundations of occurrence and (COU mass.) See, International Matt Mamuel for fundations of occurring and (COU mail See International Matt Mamuel for fundations of occurring the maximum and its properties and the maximum and the maximum of the maximum
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# Complete by Typewriter, Ink, or Ball Point Pen

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



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

# PRESS ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

> Fax: (570) 784-6152 Proof of Ad 05/01/15

Ad ID:

1034066

Description:

Linda Hashagen

Run Dates:

06/24/15 to 07/08/15

Class:

Agate Lines:

204

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address:

PO BOX 380

**BLOOMSBURG, PA 17815** 

Total Ad Cost Amount Paid

\$1,118.22

Inserts

\$0.00

**Publication** 

Start

Stop

Cost

Press Enterprise

06/24/15/07/08/15

\$1,118,22

# SHERIFF'S SALE By Virtue of a Writ of Execution (Mor No. 2013CV125

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, JULY 15, 2015

AT 9:00 O'CLOCK A.M.
All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriffs 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, unloss exceptions are filed with the Sheriff's Office prior thereto

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHTSTREET IN THE SAID TOWNSHIP, COUN TY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO. 1 IN SAID TOWN PLOT SOUTH EIGHTYTWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY, THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

TAX I.D.# 31-1B2-047

HAX ID. # 31-182-04/
BEING KNOWN AS, 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815
TAX ID. #: 31-182-047-00.000
THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH Linds J. Nichols n/k/a Linds J. Hashagen, by
dead dated December 17, 2007 and recorded March 4, 2008 in Instrument Number
2008/01862 constrate and conserved with Linds Librahagen. 200801962, granted and conveyed unto Linda J. Hashagen,

# PROPERTY ADDRESS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

UPL/TAX PARCEL NUMBER: 31-182-047-00 000

Scized and taken into execution to be sold as the property of LINDA HASHAGEN in suit of EMBRACE HOME LOANS.

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 cashior'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 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 por the above terms, the Sheriff may elect to either suc 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 bloder for oreach of contract, in the case of detault as surins part by the bloder will be applied against any damages recoverable. The dofaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages, if proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff

TIMOTHY T. CHAMBERLAIN, Shariff COLUMBIA COUNTY, Pennsylvania

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

# SKY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Name: H. James Hock  Primary Address: 2626 Old Berwick Road Bloomsburg, PA 17815  Phone: 570-784-7823  DOB: Relation: With Charge Posted Other  Alternate Address: Date: Y 24 (s Time: 1300)  Phone: Deputy: 6 Mileage:  Attorney/Originator:  Name: MCCABE, WEISBERG & CONWAY PC  Phone: 215-790-1010  Service Attempts:  Date: Time:	EMBRACE Vs. LINDA HA	HOME LOANS SHAGEN					Number 3CV125
Service Details:  Category: Real Estate Sale - Sale Notice			SERVICE	COVER SHE	 ≣ET	<u> </u>	
Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: H. James Hock Served: Personally Adult in Charge, Posted Other Primary 2626 Old Berwick Road Bloomsburg, PA 17815 Charge: POLELA ITOCK  Phone: 570-784-7823 DOB: Relation: With Alternate Address: Date: YIYI'S Time: 13 ord Deputy: 5 Mileage:  Phone: Deputy: 5 Mileage: Deputy: 5 Mileage:  Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Service De	tails:		<del></del>	<b>:</b>		
Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Name: H. James Hock Served: Personally Adult In Charge Posted Other Primary 2626 Old Berwick Road Adult in Charge: POLLEA TOCK  Phone: 570-784-7823 DOB: Relation: WIFL  Alternate Address: Date: YIY(I'S Time: 13 oro Deputy: 6 Mileage:  Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Date: Jime: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Category:	Real Estate Sale - S	ale Notice	The state of the s		Zone:	26
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: H. James Hock Served: Personally Neut In Charge, Posted Other Primary 2826 Old Berwick Road Bloomsburg, PA 17815 Charge: Poffet In Charge: Poffet In Charge: Poffet In Charge: Poffet In Charge: Posted Other Primary Poffet In Charge: Posted Other Primary Poffet In Charge: Posted Other Primary In Charge: Posted Other Primary In Charge: Posted Other Phone: State In Charge: Posted Other Poffet In Charge: Poffet In Charge: Posted Other Primary In Charge: Posted Other Phone: In Charge: Posted Other Poffet In Charge: Posted Other In Charge:	Manner:	< Nat Specified >	auto Cartifornia de La compania de La compania de la co	Expires:	AND THE STREET OF THE STREET O		
Name: H. James Hock  Primary 2626 Old Berwick Road Address: Bloomsburg, PA 17815  Phone: 570-784-7823  DOB: Relation: With Address: Date: Y 24 rs Time:  300  Phone: Deputy: 6 Mileage:  MICCABE, WEISBERG & CONWAY PC  Phone: Mileage: Deputy: Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE	AND DEBTOR'S R	IGHTS	er erre e ee aan aan a	A superior del conserva del con
Name: H. James Hock  Primary 2626 Old Berwick Road Adult in Charge: Posted Other  Primary Address: Bloomsburg, PA 17815  Phone: 570-784-7823  DOB: Relation: With Address: Date: Yiring: 13 00  Phone: Deputy: 6 Mileage:  MICCABE, WEISBERG & CONWAY PC  Phone: Mileage: Deputy:  Service Attempts:  Describe Attempt Notes:  1. 2. 3. 4. 5.	Serve Te:			Final Servi			
Primary 2626 Old Berwick Road Address: Bloomsburg, PA 17815 Charge: Poffer Inc. Charge: Phone: S70-784-7823 DOB: Relation: With Address: Date: Ying Time: I300 Phone: Deputy: 5 Mileage: Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	H. James Hock	reneralis (Autoria) (Autoria) (Autoria) Antonio (Autoria) (Autoria) (Autoria) (Autoria) (Autoria) Antonio (Autoria) (Autoria) (Autoria) (Autoria) (Autoria)	The state of the s	anceana a commencial and a	ult In Charge	Posted Other
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Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.			s deedee - dee deepse - sood oorden colonia	Date:	4/24/18	Time:	1300
Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Phone:	: - 	errer (1886), se comprese de la com	Deputy:	5	Mileage:	Y
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Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Name:	MCCABE, WEISBER	G & CONWAY PC	Phone:	215-790-1010		**************************************
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HOOK H. JAMES

013CV125

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

# SK

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	HOME LOANS	<del>, , , , , , , , , , , , , , , , , , , </del>			
vs. LINDA HA	SHAGEN				Number CV125
	SERVICE	COVER SH	<b>E</b> ET	<u> </u>	
Service De	tails:	***			
Category:	Real Estate Sale - Sale Notice	ren de con tres de con estados en la companya de constituir de constituir de constituir de constituir de const La constituir de constituir		Zone:	35
Manner:	< Not Specified >	Expires:	to the term of the	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S F	RIGHTS		New Control of Control
Serve To:		Final Servi	Ç <b>e</b>		
Name:	OCCUPANT	Served:	Personally Ad	บlt In Charge -∕ัศ	osted Other
Primary Address:	1521 MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	A construction of the cons		
Phone:	DOB:	Relation:		and a second and a second and a second as	
Alternate Address:	The first control of the control of	Date:	4/24/15	Time:	1314
Phone:	terrende to the announce of th	Deputy:	4	Mileage:	Service Control of Service Contr
Attorney / (	riginator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	M	
Service Att	ampts:		- Ann		
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Time:					
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Deputy:	The state of the s				CT INTERNATIONAL CONTRACTOR CONTRACTOR
Service Atte	empt Notes:				
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DOMESTIC RELATIONS OF

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

EMBRACE vs. LINDA HA:	HOME LOANS SHAGEN				e Number 13CV125	
Service De		OVER SH	IEET			
Manner:	< Not Specified >	Expires:	The second of the second	Zone:	35	Ì
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	-	RIGHTS	Warrant:		
Serve To:		Final Serv	//ce:			ì
Name:	Domestic Relations Office of Columbia Cοι	Served:	Personally · Adu	ılt In Charge	Posted Other	ç
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Haven	Richend	rfer	671406107
Phone:	DOB:	Relation:	Clerk -	<b>T</b>	ter to experience and a page of	
Alternate Address:		Date:	4.24.14	Time:	11:00	T WEST
Phone:		Deputy:	5	Mileage:	para trans	MAIN
Attorney / C	)riginator:					
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		AN COMMENT AND PROMISE CO.	S REE
Service Atte	empts:			APPRALA		
Date:			- Andrews Committee Commit			ZND
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Deputy:	Paradularia					<u> </u>
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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

51C ~

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	E HOME LOANS ASHAGEN				Number 3CV125	
	SERVICE	COVER SHI	EET	<u> </u>		_ CO
Service Di Category Manner: Notes:	etails:  Real Estate Sale - Sale Notice  < Not Specified >  PLAINTIFF NOTICE OF SHERIFF'S SALE A	<i>Expires:</i> ND DEBTOR'S R	IIGHTS	Zone: Warrant:	35	COLUMBIA COUNTY TAX (
Serve To: Name: Primary Address:	Columbia County Tax Office PO Box 380 Bloomsburg, PA 17815	Final Servi Served: Adult In Charge:	Personally A	lult_in Charge	Posted · Other	2013CV125
Phone: Alternate Address:	570-389-5649 <i>DOB:</i>	Relation:	Clear 4/24/15	Time:	1055	**************************************
Phone:	Control of the second	Deputy:	5	Mileage:		POB
Attorney / Name:	Originator: MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010			OX 380,
1.						BOX 380, BLOOMSBURG, PA 17815
2. 3. 4. 5. 6.						NO EXPIRATIO

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2013CV125

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, JULY 15, 2015 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHTSTREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING. MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815 TAX I.D.# 31-1B2-047

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#: 31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

PROPERTY ADDRESS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-1B2-047-00.000

Seized and taken into execution to be sold as the property of LINDA HASHAGEN in suit of EMBRACE HOME LOANS.

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 failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN. Sheriff COLUMBIA COUNTY, Pennsylvania

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

Embrace Home Loans, Inc.	IN THE COURT OF COMMON PLEAS OF
	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	No. <u>2015</u> Term <u>35</u> E.D.
v.	NoA.D.
Linda J. Hashagen	No. <u>125-CV-2013</u> Term J.D.
Defendant	
	WRIT OF EXECUTION MORTGAGE FORECLOSURE
Commonwealth of gennsylvania:	MORIGAGE PORECEOSORE
County of Columbia	
	JCVI VANTA
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PENI	SILVAMA
To satisfy the judgereent, interest and costs in the above medically described property (seecifically described property below)	natter you are directed to levy upon and sell the following:
Being Known As: 1521 Main Street, Bloomsburg, Penns	ylvania 17815
Amount Due	\$ 95,483.31
Interest from 07/16/14 to DATE	OF SALE \$
plus \$15.70 per diem thereaf	ter
(Costs to be added)	
Total	\$
	thonotary, Common Pleas Court of umbia County Penna.
By	MANUE (IN CONTROL Deputy
	Profit & Clerk of Sev. Courts  May Crest St. 1rd Monday in 2016

No Term
NoA.D.
No. <u>125-CV-2013</u> Term J.D.
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
Embrace Home Loans, Inc.
v.
Linda J. Hashagen
WRIT OF EXECUTION (Mortgage Foreclosure)
Costs
Pro. Pd.
Judg. Fee
Cr.
Sat.
McCABE, WEISBERG & CONWAY, P.C
BY:
[ ] Terrence J. McCabe, Esq. [ ] Marc S. Weisberg, Esq.
[ ] Edward D. Conway, Esq. [ ] Margaret Gairo, Esq.
Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq.
Marisa J. Cohen, Esq. [ ] Christine L. Graham, Esq.
[ ] Ann E. Swartz, Esq.
[ Moseph F. Riga, Esq. [ ] Joseph I. Foley, Esq.
[ ] Celine P. DerKrikorian, Esq. [ ] Lena Kravets, Esq.
[ ] Carol A. DiPrinzio, Esq. [ ] Jacob M. Ottley, Esq.
Attorneys for Plaintiff

# LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND LYING AND BEING STELATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHTSTREET IN THE SAID TOWNSHIP. COUNTY AND STATE AS FOREOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND, THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

TAXID:31 -182, -047-00,000

BEING KNOWN AM 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-1B2 047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

# BEING THE SAME PREMISES WHICH

Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95,433,31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA J. HASHAGEN

McCabe, Wesiberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19:09

Hushagen

# REAL ESTATE OUTLINE

	ED#35
DATE RECEIVED 4-23.	- 2015
DOCUMENT IN THE PARTY OF THE PA	CV125
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	$\frac{\overline{x}}{x}$
WHEREABOUTS OF LKA	×
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	$\overline{X}$
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	$\overrightarrow{\chi}$
CHECK FOR \$1,350.00 OR	X CK# 100047
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED**
SALE DATE POSTING DATE	July 15th TIME 9.00
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK

Carolles les des de la Contra la Con

# McCABE, WEI! BERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENC J. McCABE, ESQUIRE - ID # 16496

MARC S. V EISBERG, ESQUIRE - ID # 17616

EDWARD 1. CONWAY, ESQUIRE - ID # 34687

MARGARE I GAIRO, ESQUIRE - ID # 34419

ANDREW .. MARKOWITZ, ESQUIRE - ID # 28009

HEIDLR, S. IVAK, ESQUIRE - ID # 74770

MARISA J. COHEN, ESQUIRE - ID # 87830

CHRISTIN : L. GRAHAM, ESQUIRE - ID # 309480

BRIAN T. ! AMANNA, ESQUIRE - ID # 310321

ANN E. SV ARTZ, ESQUIRE - ID # 201926

JOSEPH F. RIGA, ESQUIRE - ID # 57716

JOSEPH I. OLEY, ESQUIRE - ID # 314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

LENA KR/ VETS, ESQUIRE - ID # 316421

CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

JACOB M. DTTLEY, ESQUIRE - ID # 319404

123 South Broad Str et, Suite 1400

Philadelphia, Pennsy vania 19109

(215) 790-1010

Embrace Home Lo as, Inc.

Laintiff

V.

Linda J. Hashagen

Lefendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 125-CV-2013

2015-ED-35

# AFFIDAVIT PURSUANT TO RULE 3129.1

The unders—,ned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property loc tied at: 1521 Main Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

I. Name and address of Owner or Reputed Owner

N me Address

L. ida J. Hashagen 1521 Main Street

Bloomsburg, Pennsylvania 17815

2. None and address of Defendant in the judgment:

N me Address

L. ida J. Hashagen 1521 Main Street

Bloomsburg, Pennsylvania 17815

3.	Natine and last known address of every judgment creditor whose judgment is a record lien on the reat property to be sold:			
	Plaintiff herein			
	Ore Main Financial c/o Yale Wanstein, Esquire	1060 Andrew Drive, Suite 170 West Chester, Pennsylvania 19380		
	Our Main Financial	6801 Colwell Blvd., NTBS-2320 NTBS-2320 Irving, Texas 75039		
	O. : Main Financial	6801 Colwell Blvd. NTBS-2320 Irving, Texas 75039		
	O: 2 Man Financial c/o Yale W instein, Esquire	1060 Andrew Drive Suite 170 West Chester, Pennsylvania 19380		
4.	None and address of the last recorded holder of every mortgage of record:			
	N ne	Address		
	Pl intiff herein			
5.	Name and address of every other person who has any record lien on the property:			
	N ne	Address		
	N ne			
6.	None and address of every other person who has any record interest in the property which may be afrected by the sale:			
	N ne	Address		
	N ne			
7.	Nr. ne 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:			
	N inc	Address		
	T nants/Occupants	1521 Main Street Bloomsburg, Pennsylvania 17815		
	C mmonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard		

Commonwealth of Pennsylvania 110 North 8th Street In: eritance Tax Office Suite #204 Philadelphia, PA 19107 Commonwealth of Pennsylvania 6th Floor, Strawberry Square Bt can of Individual Tax Department #280601 Interitance Tax Division Harrisburg, PA 17128 Department of Public Welfare Willow Oak Building Ti .. Casualty Unit Estate P.O. Box 8486 Re overy Program Harrisburg, PA 17105-8486 P// Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230. P/ Department of Revenue PO BOX 280948 Bu eau of Compliance Harrisburg PA 17128-0948 Li n Section Cummonwealth of Pennsylvania Clearance Support Department 281230 Department of Revenue Bureau of Harrisburg, PA 17128-1230 Compliance ATTN: Sheriff's Sales U ated States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106 Dimestic Relations of Columbia II West Main Street C anty Bloomsburg, PA 17815 T : Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815 C. mmonwealth of PA. Bureau of Compliance D partment of Revenue Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales U- ited States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste, 311 Scranton, PA 18503

Ulited States of America c/o

Ulited States of America c/o

A y General of the United States

Asy General of the United States

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

U.S. Dept of Justice. Room 5111

950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Na ic and address of Attorney of record:

None Address

Partick T. O'Connell, Esquire Patrick T. O'Connell, Esquire

14 West Main Street

Bloomsburg, Pennsylvania 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and bilief. 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.

-4/%//S

McCABE, WEISBERG & CONWAY, P.C

BY:

[ ] Terrence J. McCabe, Esq. [ ] Edward D. Conway, Esq.

[ ] Andrew L. Markowitz, Esq. [ ] Marisa J. Cohen, Esq.

[ ] Brian T. LaManna, Esq. [ 內Joseph F. Riga, Esq. ] Celine P. DerKrikorian, Esq.

[ ] Carol A. DiPrinzio, Esq. Attorneys for Plaintiff

Marc S. Weisberg, Esq.

Margaret Gairo, Esq. Heidi R. Spivak, Esq.

Christine L. Graham, Esq.

[ ] Ann E. Swartz, Esq. [ ] Joseph I. Foley, Esq. [ ] Lona Kravets, Esq.

[ ] Jacob M. Ottley, Esq.

Embrace Home Loa s. Inc. v. Linda J. Hashage

Columbia County; Number: 125-CV-2013

## LEGAL DESCRIPTION

ALL HAT CERTAIN LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF EIGHTSTREET IN THE SAID TOWNSHIP, NOUNTY AND STATE AS FOREOWS?

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOC MSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL TONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOON SBURG ROAD AFORESAID; AND, THENCE ALONG SAID ROAD SOUTH EIGHTY DECREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF EXGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815.

TAX LD: 31 -182 -047-00,000

BEING KNOWN A 11521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 47815

TAX LD, #: 31-1B2-047-00,000

THE IMPROVEME, ITS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Linda J. Nichols n/k. + Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 100801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95.4 (3.31)

SEIZED AND TAK 'N IN EXECUTION AS THE PROPERTY OF: LINDA J. HASHAG IN

McCabe, Wesiberg and Conway, P.C. 123 South Broad Str. et. Suite 1400 Philadelphia, PA 19, 09

Carol A, DiPrinzio, Esq.

Attorneys for Plaintiff

| Jacob M. Ottley, Esq.

# CAW OFFICES

# McCABE, WEISBERG & CONWAY, P.C.

SHITT 2.9 145 HIGGUNOT STREET NEW ROCHFELE, NY 19802 (914) 636-8501 FAX (914) 636-8501

\$U111: 201 216 HADDON AVENCHE WESTMONT INF 08108 (856) 888-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (245) 790-1010 FAX (245) 790-1274 SUITE2800 F DENTINGTON QUADRANGEE MELAULT, NY 11747 (631) \$124-084 FAN: (885) 845-2584

SHITE 19: DELAWARE CORPORATE CENTER I ONE RIGHTER PARKWAY WILMENGTON, DE 19800 (302) 490-3520 FAX 885-428 1 80

Sheriff's Office Columbia County Courtho :se 35 West Main Street Bloomsburg, Pennsylvania 17815

Re: Embrace Home Loans, Inc.

vs. Linda J. Hashagen

Columbia County Number 125-CV-2013

Premises: 1521 N ain Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

\*\*Kindly post the handbil to the property address: 1521 Main Street, Bloomsburg, Pennsylvania 17815.

Very truly yours.

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

/kmt Enclosures

# SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Scott, Columbia County, Pennsylvania, and being known as 1521 Main Street. Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER:31-1B2-047-00,000

THE IMPROVEME: TS THEREON ARE: Residential Dwelling

REAL DEBT: \$95,4×3.31

SEIZED AND TAK: N IN EXECUTION AS THE PROPERTY OF: Linda J. Hashagen

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

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Trans # 5202 Carrier / service: USPS Server First-Class Mail®

rst-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000051955

Doc Ref#:

2015ED35

Postage

5.1300

HARRISBURG PA 17128

Trans # 5210 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

UNITED STATES OF AMERICA U.S. DEPT OF JUSTICE

ROOM 4400 Tracking #: 71901140006000052037

950 PENNSYLVANIA AVENUE NW Doc Ref #: 2015ED35
Postage 5.1300

WASHIBNGTON DC 20530

Document	Receipt

Trans # 5209 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA

US JUSTICE ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #;

Doc Ref#:

71901140006000052020

Postage

2015ED35 5.1300

WASHINGTON DC 20530

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Trans # 5209 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA US

US JUSTICE ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #; 7190

Doc Ref#:

71901140006000052020 2015ED35

Postage

5.1300

WASHINGTON DC 20530

Document	Receipt
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Trans# 5208 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA WILLIAM J NEALON FEDERAL BLDG

235 NORTH WASHINGTON AVENUE

Tracking #:

71901140006000052013

Doc Ref#: Postage

2015ED35 5.1300

SCANTON PA 18503

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Trans # 5207 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

ONE MAIN FINANICAL

6801 COLWELL BLVD

NTBS-2320

Tracking #:

71901140006000052006

Doc Ref#: Postage 2015ED35 5.1300

IRVING TX 75039

Document	Receipt

Trans# 5208 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA WILLIAM J NEALON FEDERAL BLDG

235 NORTH WASHINGTON AVENUE STE. 311

Tracking #: 71901140006000052013

Doc Ref#:

2015ED35

Postage 5.1300

SCANTON PA 18503

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Trans # 5207 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

ONE MAIN FINANICAL

6801 COLWELL BLVD

NTBS-2320

Tracking #.
Doc Ref #:

71901140006000052006

Postage

2015ED35 5.1300

**IRVING** 

TX 75039

Trans # 5206 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

ONE MAIN FINANCIAL C/O YALE WEINSTEIN

1060 ANDREW DR SUITE 170 Tracking #: 71901140006000051993

Doc Ref #: 2015ED35

Postage 5.1300

WEST CHESTER PA 19380

**Print Your Documents** 

Document	Receipt
	Receipt

Trans#	5203	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
Ship to:					
OFFICE C	F.F.A.I.R.		EPARTMENT OF VELFARE	PUBLIC	
РО ВОХ 8	016			king #: 719011400060 Ref #: 2015ED35	00051962

Postage

5.1300

HARRISBURG PA 17105

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71901140006000051979

Trans# 5204 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET 5TH FLOOR Tracking #: ROBERT N.C. NIX FEDERAL BUILDING Doc Ref#:

2015ED35 Postage 5.1300

PHILADELPHIA PA 19107

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Trans # 5210 Carrier / service: USPS Server First-Class Mail® 4/24/2015 12:00:00 AM

Ship to:

UNITED STATES OF AMERICA U.S. DEPT OF JUSTICE

ROOM 4400 Tracking #: 71901140006000052037

950 PENNSYLVANIA AVENUE NW Doc Ref #: 2015ED35
Postage 5.1300

WASHIBNGTON DC 20530

100047

G

# McCABE, WEISBERG & CONWAY, P.C. ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400 PHILADELPHIA, PA 19109 (215) 790-1010





NO. 100047

One thousand three hundred fifty and NO/100

DATE

03/09/2015

ESCROW TRUST VOID AFTER 90 DAYS

AMOUNT \$1,350.00

TO THE

OF

Sheriff of Columbia County

ORDER

PA

Listing Prop for Sheriff Sale(392-0227) - Hashagen, Linda J

DISTING WATERWARK PAPER - HOLD TO LIGHT TO WEW SERVICE OF THE PAPER CONTAINS TONER ADMESSION PROPERTIES. # 100047# #031000503#2000012430022#