

## SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 1937.52

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
EMBRACE HOME LOANS

vs.

Defendant  
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

|                                 |            |
|---------------------------------|------------|
| 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  
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

SUITE 2809  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 842-4084  
FAX (855) 845-2584

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

August 25, 2015

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

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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.

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

Name  
McCabe, Weisberg and Conway, P.C.

Mailing Address  
123 S. Broad Street, Suite 1400

City  
Philadelphia

Telephone Number  
215-790-1010

State ZIP Code  
PA 19109

### B. TRANSFER DATA

Date of Acceptance of Document 8 / 25 / 15

Grantor(s)/Lessor(s)  
Sheriff of Columbia

Telephone Number:  
570-389-5622

Grantee(s)/Lessee(s) MTGLQ Investors, LP

Telephone Number:  
215-790-1010

Mailing Address  
Columbia County Courthouse, 35 West Main Street

Mailing Address  
15480 Laguna Canyon Road

City State ZIP Code  
Bloomsburg PA 17815

City State ZIP Code  
Irvine CA 92618

### C. REAL ESTATE LOCATION

Street Address  
1521 Main Street

City, Township, Borough  
Township of Scott

County School District  
Columbia Lakeland School District

Tax Parcel Number  
31-1B2-047-00,000

### D. VALUATION DATA

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

1. Actual Cash Consideration  
\$ 328,752

2. Other consideration  
+ 0.00

3. Total Consideration  
= \$ 328,752

4. County Assessed Value  
\$23,551.00

5. Common Level Ratio Factor  
x 3.60

6. Fair Market Value  
= \$84,783.60

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

1a. Amount of Exemption Claimed  
\$0

1b. Percentage of Grantor's Interest in Real Estate  
100%

1c. Percentage of Grantor's Interest Conveyed  
100%

### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on July 15, 2015 to MTGLQ Investors, LP

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

Signature of Correspondent or Responsible Party

Date  
8/25/15

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

8/25/2015

---

**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](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](mailto: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](mailto: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



106738

NO. 106738

3-50/310

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

DATE 08/25/2015

AMOUNT \$1,937.52

TO THE Sheriff of Columbia County

ORDER PA

OF

ESCROW TRUST  
VOID AFTER 90 DAYS

Shield

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

⑈ 106738 ⑈ ⑆031000503⑆ 2000012130022⑈

Scott Township FAX: 570-784-6553 Jul 14 2015 12:11 P001/002  
**SCOTT TOWNSHIP AUTHORITY**

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

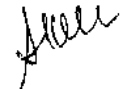
Reference Docket # 2013-CV-125  
1521 Main Street (Lightstreet), Bloomsburg, PA 17815

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,



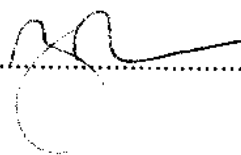
Sharon Keller  
Administrative Assistant

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



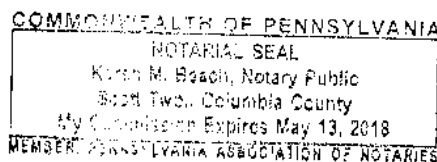
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA       } ' 5

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 8<sup>th</sup> day of July 2015

Karen M. Beach  
(Notary Public)



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

.....

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ vs. Hashagen  
ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

|                                 |                  |
|---------------------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                | \$ <u>225.00</u> |
| LEVY (PER PARCEL)               | \$15.00          |
| MAILING COSTS                   | \$ <u>78.00</u>  |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |
| MILEAGE                         | \$ <u>10.00</u>  |
| POSTING HANDBILL                | \$15.00          |
| CRYING/ADJOURN SALE             | \$10.00          |
| SHERIFF'S DEED                  | \$35.00          |
| TRANSFER TAX FORM               | \$25.00          |
| DISTRIBUTION FORM               | \$25.00          |
| COPIES                          | \$ <u>7.50</u>   |
| NOTARY                          | \$ <u>10.00</u>  |
| TOTAL ***** \$ <u>503.00</u>    |                  |

|                               |                  |
|-------------------------------|------------------|
| WEB POSTING                   | \$150.00         |
| PRESS ENTERPRISE INC.         | \$ <u>118.22</u> |
| SOLICITOR'S SERVICES          | \$75.00          |
| TOTAL ***** \$ <u>1343.22</u> |                  |

|                             |                 |
|-----------------------------|-----------------|
| PROTHONOTARY (NOTARY)       | \$10.00         |
| RECORDER OF DEEDS           | \$ <u>67.00</u> |
| TOTAL ***** \$ <u>77.00</u> |                 |

## REAL ESTATE TAXES:

|                              |                  |
|------------------------------|------------------|
| BORO, TWP & COUNTY 20        | \$ _____         |
| SCHOOL DIST. 20              | \$ _____         |
| DELINQUENT 20                | \$ <u>644.72</u> |
| TOTAL ***** \$ <u>644.72</u> |                  |

## MUNICIPAL FEES DUE:

|                           |          |
|---------------------------|----------|
| SEWER 20                  | \$ _____ |
| WATER 20                  | \$ _____ |
| TOTAL ***** \$ <u>-0-</u> |          |

1350

|                             |                  |
|-----------------------------|------------------|
| SURCHARGE FEE (DSTE)        | \$ <u>160.00</u> |
| MISC. <u>juvenile</u>       | \$ <u>75.00</u>  |
| TOTAL ***** \$ <u>75.00</u> |                  |

TOTAL COSTS (OPENING BID) \$ 2802.94

**SHERIFF'S OFFICE**  
**MONTOUR COUNTY, COMMONWEALTH OF PENNA.**  
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

125-13.xls

\* 35

**SHERIFF'S SERVICE**  
**PROCESS RECEIPT, AND AFFIDAVIT OF RETURN**


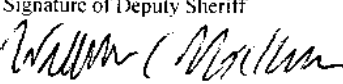
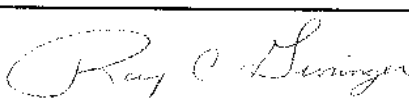
|  |  |   |
|--|--|---|
| 1. Plaintiff(s) <b>EMBRACE HOME LOANS</b>  |  | 2. Docket Number / County<br><b>125-2013 COLUMBIA</b>                             |
| 2. Defendant(s) <b>LINDA HASHAGEN</b>  |  | 4. Type of Writ or Complaint<br><b>NOTICE OF SHERIFF SALE and DEBTOR'S RIGHTS</b> |
| <b>SERVE</b><br><br><b>AT</b>  | 5. Name <b>LINDA HASHAGEN</b>                                  |   |
|  | 6. Address <b>8 BLUE SPRINGS TERRACE<br/>DANVILLE PA 17821</b> |   |
| 7. Indicate unusual service: <input type="checkbox"/> Reg. Mail <input type="checkbox"/> Cert. Mail <input type="checkbox"/> Deputize <input type="checkbox"/> Other   |  |   |
| Now, 2015, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. |  |   |

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

|   |                      |          |
|---|----------------------|----------|
| 9. Name and Address of Attorney/Originator<br><b>MCCABE WEISBERG &amp; CONWAY</b> | 10. Telephone Number | 11. Date |
| 12. Signature   |                      |          |

**SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE**

|   |                  |                               |   |                     |                   |
|---|------------------|-------------------------------|---|---------------------|-------------------|
| Serving Deputy:<br><b>William C. McKenna</b>  |                  | Date Filed<br><b>6/9/2015</b> |   | Expiration          |                   |
| 16. Served and made known to <b>Linda Hashagen</b> , on the <b>23rd</b> day of <b>June</b> 2015, at <b>11:25 AM</b> , at <b>8 Blue Springs Terrace, Danville, PA 17821</b><br>County of Montour Commonwealth of Pennsylvania, in the manner described below:<br><input checked="" type="checkbox"/> Defendant personally served.<br><input type="checkbox"/> Adult family member with whom said Defendant resides. Relationship is .<br><input type="checkbox"/> Agent of person in charge of Defendant's office or usual place of business<br><input type="checkbox"/> Other |                  |                               |   |                     |                   |
| FILED PROthonotary & CLERK OF COURTS OFFICE<br>MONTOUR COUNTY PA<br>2015 JUN 29 PM 3:13   |                  |                               |   |                     |                   |
| Attempts: <b>3</b>  |                  |                               |   |                     |                   |
| Date:   | <b>6/16/2015</b> | <b>6/22/2015</b>              |   |                     |                   |
| Mileage:  | <b>8</b>         | <b>8</b>                      |   |                     |                   |
| Advance<br>\$75.00  | Docket<br>\$9.00 | Service<br>\$9.00             | Mileage<br>\$12.00  | Affidavit<br>\$2.50 | Notary<br>\$5.00  |
|   |                  |                               |   | Surchrg.<br>\$0.00  | Misc.<br>\$2.00   |
|   |                  |                               |   | Total<br>\$39.50    | Refund<br>\$35.50 |
| Sworn and Subscribed to before me this <b>29th</b> Day of <b>June</b> , 2015.<br><br><br>Notary Public   |                  |                               | So Answer.<br>Signature of Deputy Sheriff<br><br>Sheriff<br><br>SHERIFF OF MONTOUR COUNTY |                     |                   |

# 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

Credits

Charge

Balance

|          |                              |              |              |         |                   |
|----------|------------------------------|--------------|--------------|---------|-------------------|
| 06/23/15 | Advance                      | Check # 6922 | \$75.00      |         |                   |
|          | Service on<br>LINDA HASHAGEN |              |              | \$39.50 |                   |
|          |                              |              | Check # 4530 |         | \$35.50<br>REFUND |

**MONTOUR COUNTY SHERIFF'S ACCOUNT**

RAY C. GERRINGER, SHERIFF  
29 MILL STREET  
DANVILLE, PA 17821

4530

Check Fraud  
Protection for Business

60-574-313

PAY  
TO THE  
ORDER OF

DATE 6-29-15

Columbia County Sheriff  
thirty five & 50/100

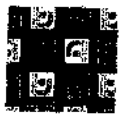
\$ 35.50

**FNB Bank**  
ESTABLISHED 1826

DOLLARS

FOR 125-13 Hashagen

Jamille M Parker



⑈004530⑈ ⑆031305745⑆ 0299603106⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: LINDA HASHAGEN

Primary Address: 8 BLUE SPRING TERRACE  
DANVILLE, PA 17820

Phone: DOB: 08/14/1959

Alternate Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Notes / Special Instructions:

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*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

HASHAGEN, LINDA

2013CV125

8 BLUE SPRING TERRACE, DANVILLE, PA 17820

NO EXPIRATION

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

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

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

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

June 19, 2015

SUITE 2809  
1 HUNTINGTON QUADRANGLE  
MIDVILLE, 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

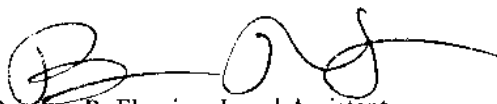
RE: Embrace Home Loans, Inc. v. Linda J. Hashagen  
Columbia County; County CCP Number; Number 2013- CV-125

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 any 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

BY: 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

v.

Number 2013- CV-125

Linda J. Hashagen

Defendant

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :  
:ss.  
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

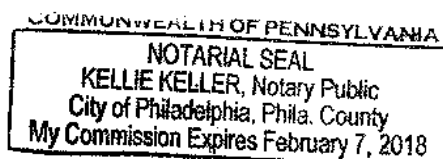
BEFORE ME THIS 28 DAY

OF June, 2015

Kellie Keller  
NOTARY PUBLIC

By: Jacob M. Ottley  
Jacob M. Ottley, Esquire

Date: 6/22/15





# EXHIBIT A

Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 1400  
Philadelphia, PA 19109  
ATTN: B. Fleming-64679

Check type of mail or service:

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

| Line   | Article Number  | Postage   |
|--|---|---|
| 1  | Embrace Home Loans, Inc.<br><br>v.<br><br>Linda J. Hashagen | Linda J. Hashagen<br>c/o Patrick T. O'Connell, Esquire<br>14 West Main Street<br>Bloomsburg, Pennsylvania 17815 |
| Total Number of Pieces Listed by Sender<br>1 |   | Total Number of Pieces Received at Post Office  |

Affix Stamp Here



U.S. POSTAGE >> PITNEY BOWES  
ZIP 19109 \$001.20<sup>0</sup>  
02 1W  
0001377494 JUN 09 2015



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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
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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

Number 2013- CV-125

**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

BEFORE ME THIS 10th DAY

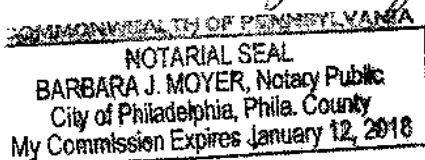
OF June, 2015

*Barbara J. Moyer*  
NOTARY PUBLIC

DATE: \_\_\_\_\_

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

BY: *Terrence J. McCabe*  
☒ Terrence J. McCabe, Esquire  
☐ Edward D. Conway, Esquire  
☐ Andrew L. Markowitz, Esquire  
☐ Marisa J. Cohen, Esquire  
☐ Brian T. LaManna, Esquire  
☐ Joseph F. Riga, Esquire  
☐ Celine P. DerKrikorian, Esquire  
☐ Jacob M. Ottley, Esquire  
☐ Marc S. Weisberg, Esquire  
☐ Margaret Gairo, Esquire  
☐ Heidi R. Spivak, Esquire  
☐ Christine L. Graham, Esquire  
☐ Ann E. Swartz, Esquire  
☐ Joseph I. Foley, Esquire  
☐ Lena Kravets, Esquire  
Attorneys for Plaintiff



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

Attorneys for Plaintiff

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

Embrace Home Loans, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013- CV-125

**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 Praeipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. 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

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 8<sup>th</sup> 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

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.

\_\_\_\_\_  
DATE

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

BY: 

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

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: TERENCE 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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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

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013- CV-125

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.**

Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 1400  
Philadelphia, PA 19109  
Attn: YELENA BELOUS 64679

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Actual Value  
if Registered

Handling  
Charge

Fee

Postage

Address Name, Street and PO Address

Article Number

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

1  
Linda J. Hashagen  
8 Blue Springs Ter  
Danville, Pennsylvania 17821

2  
One Main Financial  
6801 Colwell Blvd., NTBS-2320  
Irving, Texas 75039

3  
One Main Financial c/o Yale Weinstein, Esquire  
1060 Andrew Drive, Suite 170  
NTBS-2320  
West Chester, Pennsylvania 19380

4  
One Main Financial  
6801 Colwell Blvd.  
NTBS-2320  
Irving, Texas 75039

5  
One Main Financial c/o Yale Weinstein, Esquire  
1060 Andrew Drive  
Suite 170  
West Chester, Pennsylvania 19380

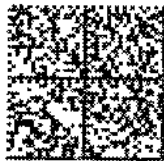
6  
Mers Inc  
PO BOX 2026  
Flint, Michigan 48501

7  
One Main Financial c/o Yale Weinstein, Esquire  
1060 Andrew Drive Suite 170  
West Chester, Pennsylvania 19380-5600

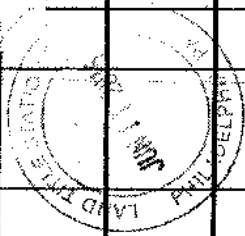
8  
One Main Financial  
990 Scott Town Center  
Bloomington, Pennsylvania 17815

9  
Embrace Home Loans Inc  
25 Enterprise Center  
Newport, Rhode Island 02842

10  
Equity National Title and Closing SVCS  
3300 SW 34th Avenue Suite 101  
Ocala, Florida 34474



U.S. POSTAGE  
ZIP 19109 \$032.40  
02 1W  
0001377494 JUN 11 2015



[illegible]



2015 0035

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 | INTEREST | PENDING-<br>COSTS | TOTAL AMOUNT<br>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 , 2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2014

REQUESTED BY: COLUMBIA COUNTY SHERIFF



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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
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*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

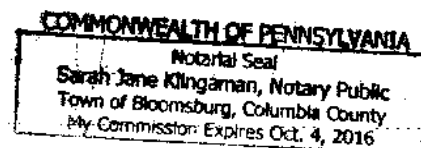
*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015



*Sarah Jane Klingaman*

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

by County Suite Sheriff TeleSoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-9-15

Time:

4:13

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

### Service Attempt Notes:

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

POSTING)

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

35

Warrant:

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

B Blue Springs Terrace  
Danville, PA 17021

Please Return #4

### Serve To:

Name: LINDA HASHAGEN

Primary Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB: 08/14/1959

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HASHAGEN, LINDA

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



**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  
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BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
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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

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

BEFORE ME THIS 20<sup>th</sup> DAY

OF May, 2015

Kellie Keller  
NOTARY PUBLIC

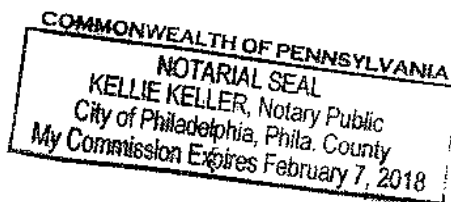
DATE: 05/28/2015

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

BY:

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

Attorneys for Plaintiff



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

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
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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.

1. 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 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<br>Bloomsburg, Pennsylvania 17815 |
|-------------------|---|

|                        |   |
|------------------------|---|
| Embrace Home Loans Inc | 25 Enterprice Center<br>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<br>Bloomsburg, Pennsylvania 17815 |
|-------------------|--|

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

|  |  |
|--|--|
| Commonwealth of Pennsylvania<br>Inheritance Tax Office | 110 North 8 <sup>th</sup> Street<br>Suite #204<br>Philadelphia, PA 19107 |
|--|--|

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

|  |   |
|--|---|
| Department of Public Welfare<br>TPL Casualty Unit Estate<br>Recovery Program | Willow Oak Building<br>P.O. Box 8486<br>Harrisburg, PA 17105-8486 |
|--|---|

|                          |  |
|--------------------------|--|
| PA Department of Revenue | Bureau of Compliance<br>P.O. Box 281230<br>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.

\_\_\_\_\_  
DATE

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

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

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

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

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2012CV791

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

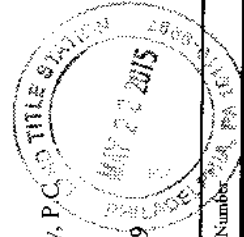
JUDGMENT AMOUNT: \$95,483.31

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.**

Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 1400  
 Philadelphia, PA 19109  
 Attn: YELENA BELOUS 64679



- Check type of mail or service:
- ☐ Certified
  - ☐ COD
  - ☐ Delivery Confirmation
  - ☐ Express Mail
  - ☐ Insured

- ☐ Recorded Delivery (International)
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation

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

Fee  
 Handling  
 Charge  
 Actual Val  
 if Registered

Postage

Addressee Name, Street and PO Address

Article Number

Embrace Home Loans Inc  
 v. Linda J. Hashagen

1

Linda J. Hashagen  
 8 Blue Springs Ter  
 Danville, Pennsylvania 17821

2

One Main Financial c/o Yale Weinstein, Esquire  
 1060 Andrew Drive, Suite 170  
 West Chester, Pennsylvania 19380

3

One Main Financial  
 6801 Colwell Blvd., NTBS-2320  
 NTBS-2320  
 Irving, Texas 75039

4

One Main Financial  
 6801 Colwell Blvd.  
 NTBS-2320  
 Irving, Texas 75039

5

One Man Financial c/o Yale Weinstein, Esquire  
 1060 Andrew Drive  
 Suite 170  
 West Chester, Pennsylvania 19380

6

Equity National Title and Closing SVCS  
 3300 SW 34th Avenue Suite 101  
 Ocala, Florida 34474

7

Mers Inc  
 PO BOX 2026  
 Flint, Michigan 48501

8

One Man Financial c/o Yale Weinstein, Esquire  
 1060 Andrew Drive Suite 170  
 West Chester, Pennsylvania 19380-5600

9

One Man Financial  
 990 Scott Town Center  
 Bloomsburg, Pennsylvania 17815

10

Embrace Home Loans Inc  
 25 Enterprice Center  
 Newport, Rhode Island 02842

U.S. POSTAGE  
 ZIP 19109 \$ 032.40  
 02 IN  
 0001377494 MAY 22 2015









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



71901140006000051979

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

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: 1034066  
Description: Linda Hashagen  
Run Dates: 06/24/15 to 07/08/15  
Class: 2  
Agate Lines: 204  
Blind Box:

**Total Ad Cost \$1,118.22**  
**Amount Paid \$0.00**

| Publication      | Start    | Stop     | Inserts | Cost       |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 06/24/15 | 07/08/15 | 3       | \$1,118.22 |

## 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 ID #: 31-1B2-047

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815  
TAX ID #: 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

35

Warrant:

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

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POKKEN HOCK

Relation:

WIFE

Date:

4/24/15

Time:

1300

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.

6.

HOCK, H. JAMES

2013CV125

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SK ✓

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

35

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 1521 MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9/24/15

Time:

1314

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2013CV125

1521 MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

35

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 4-24-14

Time: 11:00

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.
- 6.

DOMESTIC RELATIONS OF

2013CV125

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EMBRACE HOME LOANS  
vs.  
LINDA HASHAGEN

Case Number  
2013CV125

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

35

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DEB MILLER

Relation:

Clear

Date:

4/24/15

Time:

1055

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.

6.

COLUMBIA COUNTY TAX C

2013CV125

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# 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.

---

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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.

Plaintiff

v.

Linda J. Hashagen

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2015 Term 35 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 125-CV-2013 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Amount Due \$ 95,483.31

Interest from 07/16/14 to DATE OF SALE \$

plus \$15.70 per diem thereafter

(Costs to be added)

Total \$

Dated: 4/2/2015

(SAL)

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

By: Rosalee Antonelli Deputy

Prothonotary & Clerk of Sev. Courts  
My Comm. Ex. 1st Monday in 2016

No. \_\_\_\_\_ Term \_\_\_\_\_ F.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 125-CV-2013 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: \_\_\_\_\_

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

Attorneys for Plaintiff

## LEGAL DESCRIPTION

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 LIGHT STREET 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.: 31-1B2-047-00,000

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.

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 19109

Hashagan

# REAL ESTATE OUTLINE

ED # 35

DATE RECEIVED 4-23-2015  
DOCKET AND INDEX 2013 CV 125

## CHECK FOR PROPER INFO.

|                         |           |                   |
|-------------------------|-----------|-------------------|
| WRIT OF EXECUTION       | <u>X</u>  |                   |
| COPY OF DESCRIPTION     | <u>X</u>  |                   |
| WHEREABOUTS OF LKA      | <u>X</u>  |                   |
| NON-MILITARY AFFIDAVIT  | <u>  </u> | -                 |
| NOTICES OF SHERIFF SALE | <u>X</u>  |                   |
| WAIVER OF WATCHMAN      | <u>X</u>  |                   |
| AFFIDAVIT OF LIENS LIST | <u>X</u>  |                   |
| CHECK FOR \$1,350.00 OR | <u>X</u>  | CK# <u>100047</u> |

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

SALE DATE July 15<sup>th</sup> TIME 9.00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

|                      |       |
|----------------------|-------|
| 1 <sup>ST</sup> WEEK | _____ |
| 2 <sup>ND</sup> WEEK | _____ |
| 3 <sup>RD</sup> WEEK | _____ |

Call 8 Riga  
4/23/15  
Kim Duvitt  
10.53  
C.M.

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

**Attorneys for Plaintiff**

BY: TERRENC E. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD W. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW J. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. HAMANNA, ESQUIRE - ID # 310321  
ANN E. SVARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH L. OLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRIVETS, ESQUIRE - ID # 316421  
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094  
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: 125-CV-2013

2015-ED-35

**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.

1. Name and address of Owner or Reputed Owner

Name

Address

Linda J. Hashagen

1521 Main Street  
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Linda J. Hashagen

1521 Main Street  
Bloomsburg, Pennsylvania 17815

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

Plaintiff herein

|   |  |
|---|--|
| One Main Financial c/o Yale<br>Weinstein, Esquire | 1060 Andrew Drive, Suite 170<br>West Chester, Pennsylvania 19380 |
|---|--|

|                    |   |
|--------------------|---|
| One Main Financial | 6801 Colwell Blvd., NTBS-2320<br>NTBS-2320<br>Irving, Texas 75039 |
|--------------------|---|

|                    |  |
|--------------------|--|
| One Main Financial | 6801 Colwell Blvd.<br>NTBS-2320<br>Irving, Texas 75039 |
|--------------------|--|

|   |  |
|---|--|
| One Main Financial c/o Yale<br>Weinstein, Esquire | 1060 Andrew Drive<br>Suite 170<br>West Chester, Pennsylvania 19380 |
|---|--|

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

|      |         |
|------|---------|
| Name | Address |
|------|---------|

Plaintiff herein

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

|      |         |
|------|---------|
| Name | Address |
|------|---------|

Name

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 |
|------|---------|

Name

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<br>Bloomsburg, Pennsylvania 17815 |
|-------------------|--|

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



|  |   |
|--|---|
| Commonwealth of Pennsylvania<br>Inheritance Tax Office                               | 110 North 8 <sup>th</sup> Street<br>Suite #204<br>Philadelphia, PA 19107  |
| Commonwealth of Pennsylvania<br>Bureau of Individual Tax<br>Inheritance Tax Division | 6th Floor, Strawberry Square<br>Department #280601<br>Harrisburg, PA 17128  |
| Department of Public Welfare<br>Title Casualty Unit Estate<br>Recovery Program       | Willow Oak Building<br>P.O. Box 8486<br>Harrisburg, PA 17105-8486   |
| PA Department of Revenue   | Bureau of Compliance<br>P.O. Box 281230<br>Harrisburg, PA 17128-1230  |
| PA Department of Revenue<br>Bureau of Compliance<br>Lien Section                     | PO BOX 280948<br>Harrisburg PA 17128-0948   |
| Commonwealth of Pennsylvania<br>Department of Revenue Bureau of<br>Compliance        | Clearance Support Department 281230<br>Harrisburg, PA 17128-1230<br>ATTN: Sheriff's Sales   |
| United States of America   | Internal Revenue Service<br>Technical Support Group<br>William Green Federal Building<br>Room 3259<br>600 Arch Street<br>Philadelphia, PA 19106               |
| Domestic Relations of Columbia<br>County   | 11 West Main Street<br>Bloomsburg, PA 17815   |
| Tax Claim Bureau   | Columbia County Courthouse<br>35 West Main Street<br>Basement Level<br>Bloomsburg, PA 17815   |
| Commonwealth of PA<br>Department of Revenue  | Bureau of Compliance<br>Department 280946<br>Harrisburg, PA 17128-0946<br>Attn: Sheriff's Sales   |
| United States of America   | c/o United States Attorney for the<br>Middle District of PA<br>William J. Nealon Federal Bldg.<br>235 North Washington Avenue, Ste. 311<br>Scranton, PA 18503 |
| United States of America c/o<br>Atty General of the United States                    | U.S. Dept of Justice, Room 5111<br>950 Pennsylvania Avenue NW<br>Washington, DC 20530-0001  |
| United States of America c/o<br>Atty General of the United States                    | U.S. Dept of Justice, Room 4400<br>950 Pennsylvania Avenue NW<br>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.

3/26/15  
DATE

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

BY: 

☐ Terrence J. McCabe, Esq.

☒ Marc S. Weisberg, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☒ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Lena Kravets, Esq.

☐ Carol A. DiPrinzio, Esq.

☐ Jacob M. Otley, Esq.

Attorneys for Plaintiff

Embrace Home Loans, Inc.

v. Linda J. Hashage

Columbia County; Number: 125-CV-2013

# LEGAL DESCRIPTION

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 EIGHTH STREET 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 SHELLE STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELLE 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.: 31-1B2-047-00,000

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 00801962, granted and conveyed unto Linda J. Hashagen.

REAL DEBT: \$95,413.31

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 19109

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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LA MANNA, ESQUIRE - ID # 310321  
ANNE E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH E. RIGA, ESQUIRE - ID # 57716  
JOSEPH F. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DI PRINZIO, ESQUIRE - ID # 316094  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

Embrace Home Loan, Inc.

Plaintiff

v.

Linda J. Hashagen

Defendant

COURT OF COMMON PLEAS  
 COLUMBIA COUNTY

Number 125-CV-2013

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

SIR OR MADAM:

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

**INSTRUCTIONS**

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

**1521 Main Street, Bloomsburg, Pennsylvania 17815**

(more fully described as attached)

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

Linda J. Hashagen  
 1521 Main Street  
 Bloomsburg, Pennsylvania 17815

**WAIVER OF WATCHMAN**

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

DATE

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

BY:

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

Attorneys for Plaintiff

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

SUITE 200  
145 HUGHENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 530-8300  
FAX (914) 631-8500

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 888-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1774

SUITE 2809  
1 HUNTINGTON QUADRANGLE  
MIDVAULT, NY 11747  
(631) 512-2384  
FAX: (855) 845-2584

SUITE 140  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19802  
(302) 440-3520  
FAX 888-475-1380

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

Re: Embrace Home Loans, Inc.  
vs. Linda J. Hashagen  
Columbia County Number 125-CV-2013  
Premises: 1521 Main Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

**\*\*Kindly post the handbill 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 IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$95,443.31

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

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

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 5202 | Carrier / service: | USPS Server | First-Class Mail® | 4/24/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000051955

Doc Ref #: 2015ED35

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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

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Ship to:

UNITED STATES OF AMERICA

U.S. DEPT OF JUSTICE

ROOM 4400

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000052037

Doc Ref #: 2015ED35

Postage 5.1300

WASHINGTON DC 20530



## Document Receipt

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

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Ship to:

UNITED STATE OF AMERICA

US JUSTICE ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000052020

Doc Ref #: 2015ED35

Postage 5.1300

WASHINGTON DC 20530

## Document Receipt

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

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Ship to:

UNITED STATE OF AMERICA

US JUSTICE ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000052020

Doc Ref #: 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         |
| 235 NORTH WASHINGTON AVENUE | BLDG                             |
| STE. 311                    | Tracking #: 71901140006000052013 |
|                             | Doc Ref #: 2015ED35              |
|                             | Postage 5.1300                   |
| SCANTON                     | PA 18503                         |

## Document Receipt

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

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Ship to:

ONE MAIN FINANICAL

6801 COLWELL BLVD

NTBS-2320

Tracking #: 71901140006000052006

Doc Ref #: 2015ED35

Postage 5.1300

IRVING TX 75039

## 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  
BLDG235 NORTH WASHINGTON AVENUE  
STE. 311

Tracking #: 71901140006000052013

Doc Ref #: 2015ED35

Postage 5.1300

SCANTON PA 18503

## Document Receipt

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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

IRVING TX 75039

Tracking #: 71901140006000052006

Doc Ref #: 2015ED35

Postage 5.1300

## Document Receipt

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

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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





## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 5203 | Carrier / service: | USPS Server | First-Class Mail® | 4/24/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000051962

Doc Ref #: 2015ED35

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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

---

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

|             |                      |
|-------------|----------------------|
| Tracking #: | 71901140006000051979 |
| Doc Ref #:  | 2015ED35             |
| Postage     | 5.1300               |

PHILADELPHIA PA 19107

## Document Receipt

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

UNITED STATES OF AMERICA

U.S. DEPT OF JUSTICE

ROOM 4400

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000052037

Doc Ref #: 2015ED35

Postage 5.1300

WASHINGTON DC 20530

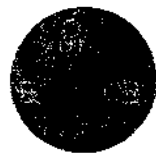
**McCABE, WEISBERG & CONWAY, P.C.**

**ATTORNEYS AT LAW**

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



100047  
NO. 100047

3-50/310

**PAY:** One thousand three hundred fifty and NO/100

**DATE** 03/09/2015 **AMOUNT** \$1,350.00

**TO THE** Sheriff of Columbia County  
**ORDER** PA  
**OF**

ESCROW TRUST  
VOID AFTER 90 DAYS

*Tennant J. McCabe*



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

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW PAPER CONTAINS TONER ADHESION PROPERTIES HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

100047 03 1000503 20000 1 24300 22