

SHERIFF'S SALE

Distribution Sheet

PA Housing Finance Agency vs. Brand: Long
NO. 490-2017 JD
NO. 69-2017 ED
DATE OF SALE: January 31, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) January 31, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Michael Knaus for the price or sum of \$ 53040.00 Dollars. Michael Knaus being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>52000.00</u>	
Poundage	<u>1040.00</u>	
Transfer Taxes	<u>-0-</u>	
Total Needed to Purchase		\$ <u>53040.00</u>
Amount Paid Down		<u>53041.00</u>
Balance Needed to Purchase		<u>47736.00</u>
EXPENSES:		
Columbia County Sheriff - Costs	\$ <u>456.00</u>	
Poundage	<u>1040.00</u>	\$ <u>1496.00</u>
Newspaper		<u>1218.96</u>
Printing		<u>-0-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>726.49</u>
	State stamps	<u>726.49</u>
Tax Collector ()	<u>-0-</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>120.00</u>
Other: <u>web hosting</u>		<u>150.00</u>
<u>lien search com.</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>4871.69</u>
Total Needed to Purchase		\$ <u>53040.00</u>
Less Expenses		<u>4871.69</u>
Net to First Lien Holder		<u>48168.31</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder		\$ <u>49518.31</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

T. M. Cle Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRANDI M LONG (et al.)

Case Number
2017CV490

SHERIFF'S RETURN OF SERVICE

08/10/2017 07:31 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRANDI M LONG AT 60 WELLSVILLE ROAD, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2017

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2017

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BRANDI M LONG (et al.)

Case Number
2017CV490

SHERIFF'S RETURN OF SERVICE

08/30/2017 12:23 PM - DEPUTY SCOTT MAYERNICK, 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 225 EAST 4TH STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

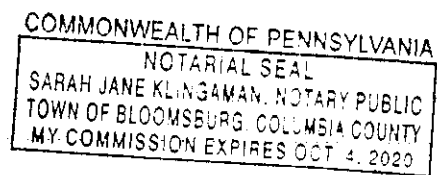

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2017

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2017





Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

PA HOUSING FINANCE AGENCY VS BRANDI LONG

NO. 69-2017 ED

NO. 490-2017 JD

DATE/TIME OF SALE: JANUARY 31, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 52000.00

POUNDAGE - 2% OF BID \$ 1040.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 53040.00

PURCHASER(S): Michael R. Knaus

ADDRESS: 1096 Ridge Rd Orangeville PA

NAMES(S) ON DEED: PA Discount Homes LLC

PURCHASER(S) SIGNATURE(S): MJL

TOTAL DUE: \$ 53040.00

LESS DEPOSIT: \$ 5304.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 47736.00

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 219993	Invoice Date: 03/15/2018 4:21:26 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: WALK-IN	By: TSA
SHERIFF			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,524.73	201801863	BERWICK BORO
	Grantor - LONG, BRANDI M		03/15/18 4:21:36 PM	
	Grantee - PA DISCOUNT HOMES LLC			
	Consideration - \$0.00			
	Tax Basis - \$72,648.72			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$726.49		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$363.25		
	BERWICK BORO	\$363.24		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,524.73		
	PAYMENTS			
	CHECK: 8111 - SHERIFF	\$71.75		
	CHECK: 8115 - SHERIFF	\$726.49		
	CHECK: 8116 - SHERIFF	\$726.49		
	TOTAL PAYMENTS	\$1,524.73		
	AMOUNT DUE	\$1,524.73		
	PAYMENT ON INVOICE	(\$1,524.73)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNSYLVANIA HOUSING FINANCE
AGENCY

vs.

Defendant
BRANDI M LONG
BRANDI M LONG OCCUPANTS

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Sheriff's Sale Date: Wednesday, January 31, 2018

Writ of Execution No. : 2017CV490

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 225 EAST 4TH STREET, BERWICK, PA 18603

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		\$54.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,215.96
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$165.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$120.00
Continued or Cancelled Sale	Postponed to: 11/15/2017	\$10.00
Continued or Cancelled Sale	Postponed to: 1/31/2018	\$10.00

Total Sheriff Costs **\$2,056.96**

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,128.71**

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

LAW OFFICES OF KEVIN TANRIBILIR, P.C.
REAL ESTATE ESCROW ACCOUNT

701 E. FRONT STREET
BERWICK, PA 18603

2764

60-712/313
3

DATE 02-02-18

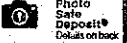
CHECK AMOUNT

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ 47,736.00

Forty-seven Thousand Seven Hundred Thirty-six and 00/100-----DOLLARS



FOR RE Purchase-225 E. 4th Street
Berwick, PA

Kevin Tanribilir

⑈002764⑈ ⑆031307125⑆ 50 00364 538⑈

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



PO Box 289
111 West Front Street
Berwick, PA 18603-0289

-0712
0313

No. 79974

Date: February 09, 2018

Pay to the

Order of SHERIFF OF COLUMBIA COUNTY

Amount \$*****44,982.00

Forty-Four Thousand Nine Hundred Eighty-Two and 00/100*****

DOLLARS

CASHIERS CHECK

388, 428

Memo

Teresa C. [Signature]

Authorized Signature

⑈079974⑈ ⑆031307125⑆ 5000100053⑈

First
Keystone
COMMUNITY BANK

PO Box 289
111 West Front Street
Berwick, PA 18603-0289

0112
0513

No. 79811

Date: January 31, 2018

Pay to the
Order of Sheriff of Columbia County

Amount \$*****10,302.00

Ten Thousand Three Hundred Two and 00/100*****

DOLLARS

CASHIERS CHECK

01-31-18
Memo

[Signature]
Authorized Signature

⑈079811⑈ ⑈031307125⑈ 5000100053⑈

\$ 5304.00

Call when you
get
Knaus

570-394-9537

known

212871

50000

50160

52006

LAW OFFICES

Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HERSHEY
(717) 533-3836

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

January 29, 2018

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2017-CV-0000490-MF PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRANDI
M. LONG A/K/A BRANDI MARIE GREGORY

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

SHERIFF'S SALE COST SHEET

17-496

VS. _____
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>541.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>241.00</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>436.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1215.96</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1465.96</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2103.96

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178
FAX: 717-233-1149

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149
KIERSTEN GARCED

Fax: 570-389-5622

Date: November 21, 2017

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 225 EAST 4TH STREET

**BRANDI M. LONG A/K/A BRANDI
MARIE GREGORY**

2017-CV-0000490-MF

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

**ATTACHED PLEASE FIND THE NOTICE OF THE DATE OF THE CONTINUED
SHERIFF SALE FILED 11/16/17**

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

CIVIL ACTION LAW
CASE NO. 2017-cv-0000490 MF

VS.

BRANDI L. LONG

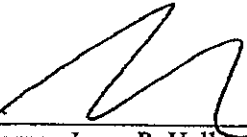
Defendant

FILED
CLERK OF COURT
JANUARY 16 A 11:33
CLERK OF COURT
JANUARY 16 A 11:33

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHEDULED FOR NOVEMBER 15 2017 @9:00AM IN THE ABOVE CAPTIONED
MATTER HAS BEEN CONTINUED TO JANUARY 31, 2018 @ 9:00 AM

DATE : November 14, 2017

BY 
Attorney Leon P. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

• PURCELL, KRUG & HALLER
• 1719 N. FRONT STREET
• HARRISBURG, PA 17102
• PH: 717-234-4178
• FAX: 717-233-1149
•

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

BARB VILLARRIAL

Fax: 570-389-5625

Date: November 14, 2017

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 225 EAST 4TH STREET

**BRANDI M. LONG A/K/A BRANDI
MARIE GREGORY**

2017-CV-0000490-MF

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 11/15/17 TO THE
NEXT SALE DATE OF 01/30/18 1/31/18

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.

. PURCELL, KRUG & HALLER
. 1719 N. FRONT STREET
. HARRISBURG, PA 17102
. PH: 717-234-4178
. FAX: 717-233-1149
. .

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

BARB VILLARRIAL

Fax: 570-389-5625

Date: November 14, 2017

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 225 EAST 4TH STREET

**BRANDI M. LONG A/K/A BRANDI
MARIE GREGORY**

2017-CV-0000490-MF

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 11/15/17 _TO THE
NEXT SALE DATE OF 01/30/18**

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.

. PURCELL, KRUG & HALLER
. 1719 N. FRONT STREET
. HARRISBURG, PA 17102
. PH: 717-234-4178
. FAX: 717-233-1149
. .

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

KIERSTEN GARCED

Fax: 570-389-5625

Date: November 10, 2017

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 225 EAST 4TH STREET

**BRANDI M. LONG A/K/A BRANDI
MARIE GREGORY**

2017-CV-0000490-MF

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

**ATTACHED PLEASE FIND THE NOTICE OF THE DATE OF THE CONTINUED
SHERIFF SALE FILED 10/05/17.**

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.

LA

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

FILED
PROTHONOTARY

2017 OCT -5 A.10:16

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

CIVIL ACTION LAW
CASE NO. 2017-cv-0000490 MF

VS.

BRANDI L. LONG

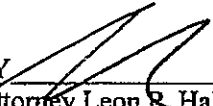
Defendant

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHEDULED FOR OCTOBER 4, 2017 @9:00AM IN THE ABOVE CAPTIONED
MATTER HAS BEEN CONTINUED TO NOVEMBER 15, 2017 @ 9:00 AM

DATE : October 2, 2017

BY

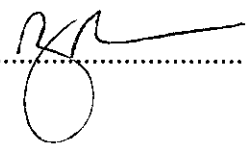

Attorney Leon R. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

fax transmittal

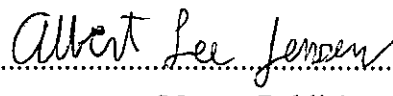
IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

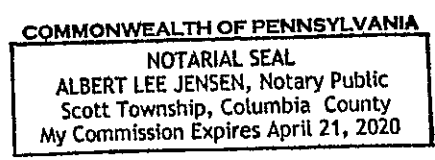
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 September 13, 20, 27, 2017 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 27 day of September 2017.

.....

(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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 225 EAST 4TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-30-17

Time: 12:23

Deputy: 3

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2017CV490

225 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

LAW OFFICES
PURCELL, KRUG AND HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

August 16, 2017

Prothonotary
Columbia County Court House
Post Office Box 380
Bloomsburg, PA 17815

Re: Brandi Mari Long
No. 2016-MV-0000012-RE

Dear Sir:

Enclosed please find Praecipe for filing in the above matter. Please return a clocked in copy to me in the enclosed, self-addressed, stamped return envelope Thank you.

Very truly yours,

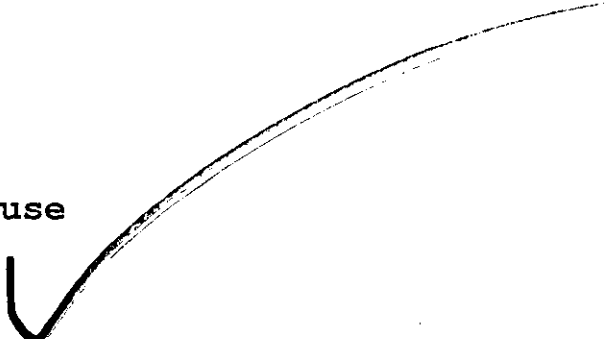


Leon P. Haller

LPH:bep

Enclosures

cc: Sheriff
Columbia County Court House
Post Office Box 380
Bloomsburg, PA 17815



LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102-2392
(717)234-4178
ATTORNEY FOR PLAINTIFF

PENNSYLVANIA HOUSING FINANCE	:	IN THE COURT OF COMMON PLEAS
AGENCY	:	
	:	
PLAINTIFF	:	COLUMBIA COUNTY, PENNSYLVANIA
VS.	:	
	:	
	:	CIVIL ACTION - LAW
BRANDI M. LONG n/k/a BRANDI M.	:	NO. 2017-CV-0000490-MF
MARTENAS	:	
	:	
	:	IN MORTGAGE FORECLOSURE
DEFENDANT	:	

P R A E C I P E

TO THE PROTHONOTARY:

Kindly direct the Sheriff of Columbia County to amend the caption in the execution documents to reflect the correct Defendant's name as Brandi M. Long n/k/a Brandi M. Martenas pursuant to Amended Order entered July 31, 2017.

PURCELL, KRUG & HALLER

By: 

Leon P. Haller ID #15700
1719 North Front Street
Harrisburg, PA 17102-2392
(717)234-4178
Attorney for Plaintiff
lhaller@pkh.com

DATE: August 16, 2017

PENNSYLVANIA HOUSING FINANCE
AGENCY

PLAINTIFF

VS.

BRANDI M. LONG

DEFENDANT

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

NO. 2017-CV-0000490-MF

IN MORTGAGE FORECLOSURE

A M E N D E D O R D E R

AND NOW, this 31 day of July, 2017, the
Order of June 5, 2017, is amended to allow Plaintiff to amend the
caption in the above case to reflect the correct name of Defendant as
Brandi M. Long n/k/a Brandi M. Martenas and the Columbia County
Prothonotary's Office is directed to change its dockets and records
accordingly.

BY THE COURT:

16/ Thomas A James, Jr. J.

FILED
PROTHONOTARY
2017 JUL 31 P 12:34
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

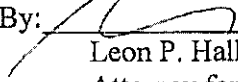
BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
225 EAST 4TH STREET
BERWICK, PA 18603

BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
60 WELIVERSVILLE ROAD
BLOOMSBURG, PA 17846

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: OCTOBER 4, 2017

TIME: 9:00 AM

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**225 EAST 4TH STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2017-CV-0000490-MF	JUDGMENT AMOUNT
\$50,014.29	

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

BRANDI M. LONG N/K/A BRANDI M. MARTENAS

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE
OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST
YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR
TAKEN TO PAY THE JUDGMENT**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO
TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT
WHERE YOU CAN GET FREE LEGAL ADVICE:**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL that certain piece, parcel or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M.W. Jackson's Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181½ feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49½ feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181½ feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49½ feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS:
225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi M. Martenas.

TO BE SOLD AS THE PROPERTY OF BRANDI M. LONG N/K/A BRANDI MARIE MARTENAS UNDER JUDGMENT NO. 2017-CV-490-MF.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 69

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRANDI M LONG

Primary Address: 60 WELLIVERSVILLE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: ~~225 EAST 4TH STREET~~
BERWICK, PA 18603

Phone: 570-951-6666

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 8-10-17

Time: 7:31

Deputy: 5

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date: 7-18-17

Time:

Mileage:

Deputy: 3

Service Attempt Notes:

1. Berwick address vacant - def does live @ Bloom address.

2. BETWEEN BARTHOLOMEW RD & BONMAIS MILL RD.

3.

4.

5.

6.

LONG, BRANDI M

2017CV490

60 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

69

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRANDI M LONG OCCUPANTS

Primary Address: 225 EAST 4TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
2. Lives @ other address
- 3.
- 4.
- 5.
- 6.

LONG OCCUPANTS, BRANDI M

2017CV490

225 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2017BILL NO.
4760

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,688	11.285	217.74	222.18	244.40
SINKING		.35	6.75	6.89	7.58
FIRE		1.25	24.12	24.61	25.84
LIGHT		1.25	24.12	24.61	25.84
BORO RE		14.1	272.05	277.60	291.48
The discount & penalty have been calculated for your convenience			544.78 April 30 If paid on or before	555.89 June 30 If paid on or before	595.14 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LONG BRANDI M
225 E FOURTH ST
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-05 -037-00,000
225 E FOURTH ST
.2078 Acres

Land 3,620
Buildings 16,068
Total Assessment 19,688

This tax returned
to courthouse on:
January 1, 2018

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Bill Date: 7/1/2017

Bill #: 2380

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A05 03700000

Prop. Type

Property Location and Description:

225 E FOURTH ST
.208

Assessment:

L= 3,620
B= 16,068
T= 19,688

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	851.11
HOMESTEAD EXCLUSION	(4,348.00)	(188.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	649.85
If Paid By 10/31/2017	FACE Amount	663.11
If Paid After 10/31/2017	10% Penalty Amount	729.42

Taxes are due and payment is requested from:

011838

C04

LONG BRANDI M

225 E 4TH ST

BERWICK, PA 18603-3703

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Homestead/Farmstead Applied

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102-2392
(717)234-4178
ATTORNEY FOR PLAINTIFF

COPY

PENNSYLVANIA HOUSING FINANCE	:	IN THE COURT OF COMMON PLEAS
AGENCY	:	
	:	
PLAINTIFF	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
VS.	:	
	:	CIVIL ACTION - LAW
BRANDI M. LONG n/k/a BRANDI M.	:	NO. 2017-CV-0000490-MF
MARTENAS	:	
	:	
	:	IN MORTGAGE FORECLOSURE
DEFENDANT	:	

P R A E C I P E

TO THE PROTHONOTARY:

Kindly direct the Sheriff of Columbia County to amend the caption in the execution documents to reflect the correct Defendant's name as Brandi M. Long n/k/a Brandi M. Martenas pursuant to Amended Order entered July 31, 2017.

PURCELL, KRUG & HALLER

By:

Leon P. Haller ID #15700
1719 North Front Street
Harrisburg, PA 17102-2392
(717)234-4178
Attorney for Plaintiff
lhaller@pkh.com

DATE: August 16, 2017

PENNSYLVANIA HOUSING FINANCE
AGENCY

PLAINTIFF

VS.

BRANDI M. LONG

DEFENDANT

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

NO. 2017-CV-0000490-MF

IN MORTGAGE FORECLOSURE

A M E N D E D O R D E R

AND NOW, this 31 day of July, 2017, the
Order of June 5, 2017, is amended to allow Plaintiff to amend the
caption in the above case to reflect the correct name of Defendant as
Brandi M. Long n/k/a Brandi M. Martenas and the Columbia County
Prothonotary's Office is directed to change its dockets and records
accordingly.

BY THE COURT:

16/ Thomas A James, Jr. J.

FILED
PROTHONOTARY
2017 JUL 31 P 12:34
COURT'S OFFICE
COLUMBIA, PA

PENNSYLVANIA HOUSING FINANCE : IN THE COURT OF COMMON PLEAS
AGENCY, : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
VS. : CIVIL ACTION – LAW
: NO. 2017-cv-0000490-MF
BRANDI M. LONG N/K/A BRANDI :
M. MARTENAS :
Defendant : IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/21/2017, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows

BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
225 EAST 4TH STREET
BERWICK, PA 18603

BRANDI M. LONG N/K/A
60 WILLIVERSVILLE ROAD
BLOOMSBURG, PA 17846



PURCELL KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

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JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

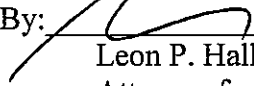
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BRANDI M. MARTENAS
225 EAST 4TH STREET
BERWICK, PA 18603

BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
60 WELIVERSVILLE ROAD
BLOOMSBURG, PA 17846

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YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

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By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: OCTOBER 4, 2017

TIME: 9:00 AM

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**225 EAST 4TH STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2017-CV-0000490-MF	JUDGMENT AMOUNT
\$50,014.29	

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

BRANDI M. LONG N/K/A BRANDI M. MARTENAS

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

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OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST
YOU.**

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(570) 784-8760

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3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL that certain piece, parcel or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M.W. Jackson's Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181½ feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49½ feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181½ feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49½ feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS:
225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi M. Martenas.

TO BE SOLD AS THE PROPERTY OF BRANDI M. LONG N/K/A BRANDI MARIE MARTENAS UNDER JUDGMENT NO. 2017-CV-490-MF.

9414 7266 9904 2096 0582 12

TO: BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
60 WELIVERSVILLE ROAD
BLOOMSBURG, PA 17846

SENDER: bav

REFERENCE: phfa vs. martenas

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	6.70
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	11.72

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail



9414 7266 9904 2096 0582 29

TO: BRANDI M. LONG N/K/A

BRANDI M. MARTENAS
225 EAST 4TH STREET
BERWICK, PA 18603

SENDER: bav

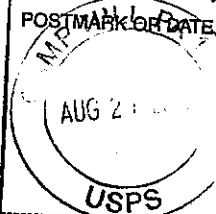
REFERENCE: phfa vs. martenas

PS Form 3800, January 2005

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	Restricted Delivery	4.95
	Total Postage & Fees	11.70

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail



PENNSYLVANIA HOUSING FINANCE AGENCY v. BRANDI M. LONG A/K/A BRANDI MARIE GREGORY
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
225 EAST 4TH STREET
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
60 WELIVERSVILLE ROAD
BLOOMSBURG, PA 17846

Postmark:



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$ 002.70⁰
02 1W
0001399371 AUG 21. 2017

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRANDI M. LONG A/K/A BRANDI M.
MARTENAS

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

IN MORTGAGE FORECLOSURE

**SUPPLEMENTAL
RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/30/2017, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

First National Bank of Berwick
111 W Front Street
Berwick, PA 18603

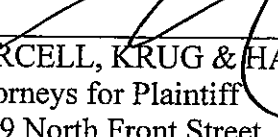
PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
225 EAST 4TH STREET
BERWICK, PA 18603

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL (1924-2009)

First National Bank of Berwick
111 W Front Street
Berwick, PA 18603

PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
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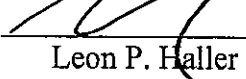
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
225 EAST 4TH STREET
BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
VS. :
: CIVIL ACTION – LAW
BRANDI M. LONG N/K/A BRANDI M. : NO. 2017 CV 0000490 MF
MARTENAS, :
Defendant : IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: OCTOBER 4, 2017

TIME: 9:00 AM

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**225 EAST 4TH STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2017-CV-0000490-MF	JUDGMENT AMOUNT
\$50,014.29	

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

BRANDI M. LONG A/K/A BRANDI MARIE GREGORY

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO
TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT
WHERE YOU CAN GET FREE LEGAL ADVICE:**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL that certain piece, parcel or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M.W. Jackson's Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181½ feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49½ feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181½ feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49½ feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS:
225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi Marie Gregory.

TO BE SOLD AS THE PROPERTY OF BRANDI M. LONG A/K/A BRANDI MARIE GREGORY UNDER JUDGMENT NO. 2017-CV-490-MF.

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

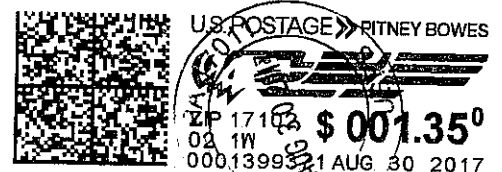
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

Postmark:



baw

PENNSYLVANIA HOUSING FINANCE AGENCY v. BRANDI M. LONG A/K/A BRANDI MARIE GREGORY
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
225 EAST 4TH STREET
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

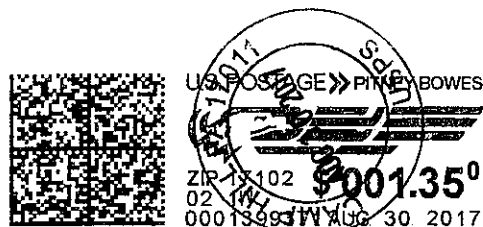
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

First National Bank of Berwick
111 W Front Street
Berwick, PA 18603

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRANDI M. LONG A/K/A BRANDI M.
MARTENAS

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

IN MORTGAGE FORECLOSURE

SUPPLEMENTAL
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/30/2017, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

First National Bank of Berwick
111 W Front Street
Berwick, PA 18603

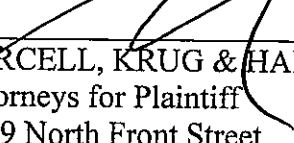
PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
225 EAST 4TH STREET
BERWICK, PA 18603

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178


PENNSLYVANIA HOUSING FINANCE : IN THE COURT OF COMMON PLEAS
AGENCY, : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
VS. : CIVIL ACTION – LAW
: NO. 2017-cv-0000490-MF
BRANDI M. LONG N/K/A BRANDI :
M. MARTENAS :
Defendant : IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/21/2017, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows

BRANDI M. LONG N/K/A
BRANDI M. MARTENAS
225 EAST 4TH STREET
BERWICK, PA 18603

BRANDI M. LONG N/K/A
60 WILLIVERSVILLE ROAD
BLOOMSBURG, PA 17846


PURCELL KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

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

REAL ESTATE TAX CERTIFICATION

Date: 07/18/2017

Fee: \$5.00

Cert. NO: 27756

LONG BRANDI M
225 E FOURTH ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 20051 -4209
Location: LOT 7
Parcel Id:04A-05 -037-00,000

Assessment: 19,688
Balances as of 07/18/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

69

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: FIRST NATIONAL BANK OF BERWICK

Primary Address: 111 WEST FRONT STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Leanne Wello

Relation:

Receptionist

Date:

7-17-17

Time:

13:45

Deputy:

3

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

FIRST NATIONAL BANK OF

2017CV490

111 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 69

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-14-17

Time: 1255

Deputy: 8

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2017CV490

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 69

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: EILEEN HESS

Relation: RECEPTIONIST

Date: 7-12-17 **Time:** 0917

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2017CV490 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LONG, BRANDI M (et al.)

Case Number
2017CV490

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

69

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
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:

ELIZABETH WHITENIGHT

Relation:

TAX OFFICE / CLERK

Date:

7-12-17

Time:

0910

Deputy:

8

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2017CV490

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 07/10/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1110897
Description: **LONG SHERIFF SALE**
Run Dates: **09/13/17 to 09/27/17**
Class: **2**
Agate Lines: **222**
Blind Box:

Total Ad Cost \$1,215.96
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/13/17	09/27/17	3	\$1,215.96

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV490

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, OCTOBER 04, 2017
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 piece, parcel or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M. W. Jackson's

Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181 1/2 feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49 1/2 feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181 1/2 feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49 1/2 feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A0503700

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record, UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi Marie Gregory.

PROPERTY ADDRESS: 225 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0503700

Seized and taken into execution to be sold as the property of BRANDI M LONG, BRANDI M LONG OCCUPANTS in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 17123-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV490

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, OCTOBER 04, 2017
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 piece, parcel or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M. W. Jackson's Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181 1/2 feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49 1/2 feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181 1/2 feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49 1/2 feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi Marie Gregory.

PROPERTY ADDRESS: 225 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0503700

Seized and taken into execution to be sold as the property of BRANDI M LONG, BRANDI M LONG OCCUPANTS in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRANDI M. LONG A/K/A BRANDI MARIE
GREGORY,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

2017-ED-64
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **225 EAST 4TH STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment

\$50,014.29

TOTAL WRIT

\$50,014.29

PLUS COSTS:

Dated: 6-13-2017

Barbara N. Jurek
PROTHONOTARY

(SEAL)

By Stephanie J. Jurek
DEPUTY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

04 A05 03700

Boro of Bwk

REAL ESTATE OUTLINE

ED # 2017 ED 69

DATE RECEIVED ~~2017 June 13~~ July 10ⁿ 2017
DOCKET AND INDEX 2017 CV 490

CHECK FOR PROPER INFO.

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

CK# 224046

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

SALE DATE Oct. 4th
Sept. 6th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Sent Back 6/29/17

no response from Atty.

wrong parcel #

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

REQUEST FOR SERVICE

DATE: June 9, 2017

FROM:
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

BRANDI M. LONG A/K/A BRANDI MARIE GREGORY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000490-MF

SERVICE TO BE MADE ON DEFENDANT:

BRANDI M. LONG
A/K/A BRANDI MARIE GREGORY

ADDRESS FOR "PERSONAL SERVICE":

BRANDI M. LONG A/K/A
BRANDI MARIE GREGORY
60 Welliversville Road
Bloomsburg, PA 17846

Alt Address, if needed:
225 EAST 4TH STREET
BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 2

REQUEST FOR SERVICE – POST PROPERTY

DATE: June 9, 2017

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

BRANDI M. LONG A/K/A BRANDI MARIE GREGORY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000490-MF

SERVICE TO BE MADE ON DEFENDANT:

**POST PROPERTY OF BRANDI M.
LONG A/K/A BRANDI MARIE
GREGORY**

ADDRESS FOR "POSTING SERVICE":

**225 EAST 4TH STREET
BERWICK, PA 18603**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

ALL that certain piece, parcel or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M.W. Jackson's Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181½ feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49½ feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181½ feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49½ feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700

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BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi Marie Gregory.

TO BE SOLD AS THE PROPERTY OF BRANDI M. LONG A/K/A BRANDI MARIE GREGORY UNDER JUDGMENT NO. 2017-CV-490-MF.

Short Legal (if needed):

ALL that certain piece of land in the Borough of Berwick, County of Columbia, Pennsylvania, being Lot No. 7 in M.W. Jackson's Addition. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700
Columbia Instrument No. 200514209

TO BE SOLD AS THE PROPERTY OF BRANDI M. LONG A/K/A BRANDI MARIE GREGORY
UNDER JUDGMENT NO. 2017-CV-490-MF.

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

BRANDI M. LONG A/K/A
BRANDI MARIE GREGORY
225 EAST 4TH STREET
BERWICK, PA 18603

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

BRANDI M. LONG A/K/A
BRANDI MARIE GREGORY
60 WELLSVILLE ROAD
BLOOMSBURG, PA 17846

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

First National Bank of Berwick
111 W Front Street
Berwick, PA 18603

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

TENANT/OCCUPANT
225 EAST 4TH STREET
BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____

Leon P. Haller PA I.D.15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRANDI M. LONG A/K/A BRANDI MARIE
GREGORY,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**225 EAST 4TH STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2017-CV-0000490-MF

JUDGMENT AMOUNT \$50,014.29

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

BRANDI M. LONG A/K/A BRANDI MARIE GREGORY

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

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TO BE SOLD AS THE PROPERTY OF BRANDI M. LONG A/K/A BRANDI MARIE GREGORY UNDER JUDGMENT NO. 2017-CV-490-MF.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRANDI M. LONG A/K/A BRANDI MARIE
GREGORY,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

2017 - ED - 69
IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

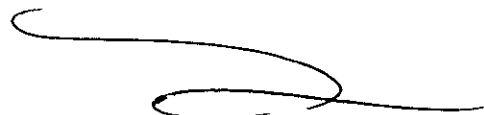
COUNTY OF DAUPHIN :

I, **LEON P. HALLER**, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Mortgage in the above case is insured by the Federal Housing Administration under Title II of the National Housing Act (12 U.S.C.A. Section 707 1715z11) and therefore does not fall within the provisions of PA Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program).

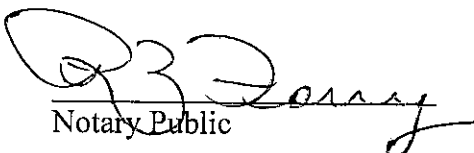
Sworn to and subscribed :

before me this 9th day :

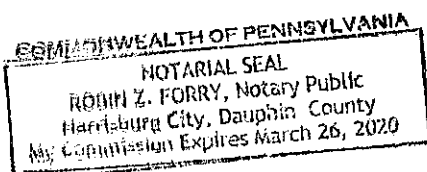
of JUNE, 2017 :



LEON P. HALLER, ESQUIRE



Notary Public



LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
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TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
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PO Box 280601
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Columbia County Courthouse
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Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

TENANT/OCCUPANT
225 EAST 4TH STREET
BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____

Leon P. Haller PA I.D.15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

BRANDI M. LONG A/K/A BRANDI MARIE
GREGORY,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

2017 - ED - 69
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

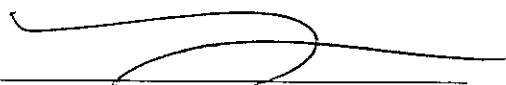
COUNTY OF DAUPHIN :


Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendants above named are not on active duty in the Military Service nor engaged in any way which
would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the
Defense Manpower Data Center website is attached.

Sworn to and subscribed :

before me this 9th day :

of JUNE, 2017 :


LEON P. HALLER, ESQUIRE


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ROBIN Z. PORRY, Notary Public

Harrisburg City, Dauphin County

My Commission Expires March 26, 2020

**Status Report
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX-0818

Birth Date:

Last Name: LONGFirst Name: BRANDIMiddle Name: MActive Duty Status As Of: Jun-09-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

**Status Report
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX-0818

Birth Date:

Last Name: GREGORYFirst Name: BRANDIMiddle Name: MARIEActive Duty Status As Of: Jun-09-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

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Active Duty Start Date	Active Duty End Date	Status	Service Component
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This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

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Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

Vs.

BRANDI M. LONG A/K/A BRANDI MARIE
GREGORY,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000490-MF

IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on May 24, 2017 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

VS.

BRANDI M. LONG

Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2017-CV-0000490-MF

2017-ED-69

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **May 24, 2017**

TO:

BRANDI M. LONG aka
BRANDI MARIE GREGORY
225 EAST 4TH STREET
BERWICK, PA 18603

BRANDI M. LONG aka
BRANDI MARIE GREGORY
60 WELLSVILLE ROAD
BLOOMSBURG, PA 17846

COPY

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By Leon P. Haller

LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant: **BRANDI M. LONG A/K/A BRANDI MARIE GREGORY**

Filed to No. **2017-CV-0000490-MF**

INSTRUCTIONS

This is real estate execution. The property is located at:

225 EAST 4TH STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

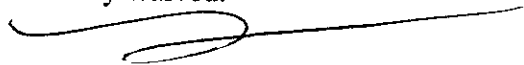
The parties to be served **PERSONALLY** and their addresses are as follows:

BRANDI M. LONG A/K/A BRANDI MARIE GREGORY
225 EAST 4TH STREET BERWICK, PA 18603

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, June 9, 2017 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

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



71901140006000108574

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

69

Document Receipt

Trans #	11000	Carrier / service:	USPS Server	First-Class Mail®	7/10/2017 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000108598

Doc Ref #: 2017ED69

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11000	Carrier / service:	USPS Server	First-Class Mail®	7/10/2017 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000108598

Doc Ref #: 2017ED69

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11001	Carrier / service:	USPS Server	First-Class Mail®	7/10/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

ATTN LORI ADAMS

P.O.BOX 281230

Tracking #: 71901140006000108604

Doc Ref #: 2017ED69

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	10998	Carrier / service:	USPS Server	First-Class Mail®	7/10/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000108574

Doc Ref #: 2017ED69

Postage 5.2600

PHILADELPHIA PA 19107-4214

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102



First National Bank

60-1809/433

CHECK NO.

CHECK DATE

224046

06/09/2017

224046

CHECK AMOUNT

PAY

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

\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



[Signature]

AUTHORIZED SIGNATURE

MP

WZ523559 - 03-16

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈ 224046 ⑆ ⑆ 043318092 ⑆ 513209312 ⑆