

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BARRY BROWN
vs.
IVY LEA PROPERTIES LLC (et al.)

Case Number
2018CV553

PROPERTY ADDRESS
516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

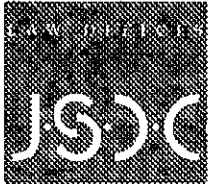
<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/10/2018	Advance Fee	Advance Fee	39586	\$0.00	\$1,350.00
09/10/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/10/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/10/2018	Crying Sale			\$10.00	\$0.00
09/10/2018	Docketing			\$15.00	\$0.00
09/10/2018	Levy			\$15.00	\$0.00
09/10/2018	Mailing Costs			\$54.00	\$0.00
09/10/2018	Posting Handbill			\$15.00	\$0.00
09/10/2018	Press Enterprise Inc.			\$1,092.00	\$0.00
09/10/2018	Sheriff Automation Fund			\$50.00	\$0.00
09/10/2018	Web Posting			\$100.00	\$0.00
11/02/2018	Service			\$240.00	\$0.00
11/02/2018	Service Mileage			\$6.00	\$0.00
11/02/2018	Copies			\$8.00	\$0.00
11/02/2018	Notary Fee			\$20.00	\$0.00
11/02/2018	Tax Claim Search			\$5.00	\$0.00
11/02/2018	Surcharge			\$170.00	\$0.00
11/09/2018	Continued or Cancelled Sale	Postponed to: 3/20/2019		\$10.00	\$0.00
03/19/2019	Continued or Cancelled Sale	Postponed to: 4/24/2019		\$10.00	\$0.00
				\$1,852.50	\$1,350.00
				TOTAL BALANCE:	\$(502.50)

F a x

From: (717) 298-2117	To: (570) 389-5625
Sender: Janene N. Rimolo	Attention: Sheriff Sales
Company: JSDC LAW OFFICES	Date: 04/24/2019
Subject: Please Stay Sale	Pages: 2

Message:

Please Stay the Sale scheduled for this matter at 9am.



JSDC LAW OFFICES

SMITH • DIETTERICK • CONNELLY • CHABAL • YAHN • SEEBER

April 24, 2019

Via Facsimile (570) 389-5625

Columbia County Sheriff
35 W. Main Street
Bloomsburg, PA 17815

RE: Barry Brown

vs.

Ivy Lea Properties, LLC, Howard Goldberg, and Darlene Goldberg

Docket No. 2018-CV553

Sheriff Sale Date: April 24, 2019

Prop: 516-518 Old Berwick Road, Bloomsburg, PA 17815


Dear Sir or Madam,

Please consider this correspondence a formal request to stay the sale scheduled for April 24, 2019.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

JSDC LAW OFFICES


Kimberly A. Bonnier, Esquire
KAB@JSDC.com
KAB:jnr

MAIN OFFICE:
11 EAST CHOCOLATE AVENUE
SUITE 300
HARRISBURG, PA 17033

WEST SHORE OFFICE:
555 GETTYSBURG PIKE
SUITE C400
MECHANICSBURG, PA 17055

TEL. 717 533.3280

WWW.JSDC.COM

MAX J. SMITH, JR.
SCOTT A. DIETTERICK
JOHN J. CONNELLY, JR.
MATTHEW CHABAL, III
NEEL W. YAHN
EDWARD P. SEEBER
SUSAN M. KADEL
JAMES F. SPACE
COURTNEY K. POWELL
CHRISTINE T. BROWN
JESSICA E. SMITH
GREGORY A. KOCUR, JR.
TERESA C. MARINO
ALEXIS M. MILOSZEWSKI
KATHRYN L. MASON
CHRISTA M. AFUN
JACQUELINE A. REILLY
KIMBERLY A. BONNIER

OF COUNSEL:
GREGORY K. RICHARDS
ANDREW H. BRINGS

GARY L. JAMES (PRO SE)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BARRY BROWN

vs.

Defendant
IVY LEA PROPERTIES LLC
HOWARD GOLDBERG
DARLENE GOLDBERG

Attorney for the Plaintiff:
JAMES SMITH DIETTERICK & CONNELLEY, LLP
PO BOX 650
HERSHEY, PA 17033

Sheriff's Sale Date: Wednesday, April 24, 2019
Writ of Execution No. : 2018CV553
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00	
Advertising Sale Bills & Copies	\$17.50	
Crying Sale	\$10.00	
Docketing	\$15.00	
Levy	\$15.00	
Mailing Costs	\$54.00	
Posting Handbill	\$15.00	
Press Enterprise Inc.	\$1,092.00	
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	\$240.00	
Service Mileage	\$6.00	
Distribution Form	\$25.00	
Copies	\$8.00	
Notary Fee	\$20.00	
Tax Claim Search	\$5.00	
Surcharge	\$170.00	
Continued or Cancelled Sale	Postponed to: 3/20/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 4/24/2019	\$10.00

Total Sheriff Costs \$2,047.50

Municipal Costs

Sewer	\$2,188.56
Total Municipal Costs	\$2,188.56

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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

Location of the real estate: 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Grand Total:

\$4,307.81

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

BARRY BROWN VS IVY LEA PROPERTIES LLC

NO. 101-2018 ED

NO. 553-2018 JD

DATE/TIME OF SALE: April 24, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

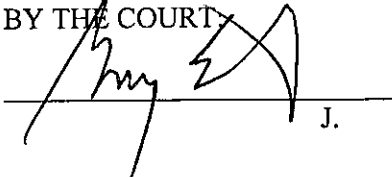
No:2018-CV-553

FILED
CLERK OF COURT
COUNTY OF COLUMBIA
2019 APR 23 A 11:31

ORDER

AND NOW, this 30th day of April, 2019, upon consideration of the Plaintiff's Motion to Continue Sheriff's Sale Without New Notice, Advertising, or Costs, IT IS HEREBY ORDERED that said Motion is ~~GRANTED~~, and that the Sheriff's Sale of premises 516-518 Old Berwick Road, Bloomsburg, PA, scheduled for April 24, 2019 is ~~continued to May 29, 2019, without the necessity of new notice, advertising, and/or costs.~~ *DENIED. Continued multiple times already.*

BY THE COURT


J.



Date Produced: 09/17/2018

COLUMBIA COUNTY:

The following is the delivery information for Certified Mail™ item number 7190 1140 0060 0013 8793. Our records indicate that this item was delivered on 09/15/2018 at 10:08 a.m. in WESTWOOD, NJ 07675. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "C. J. L.", written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "22 Main St", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2018ED101



Date Produced: 09/17/2018

COLUMBIA COUNTY:

The following is the delivery information for Certified Mail™ item number 7190 1140 0060 0013 8786. Our records indicate that this item was delivered on 09/15/2018 at 10:08 a.m. in WESTWOOD, NJ 07675. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "C. J. [unclear]".

Address of Recipient :

A handwritten address in black ink, appearing to be "22 Meadow St".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2018ED101

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

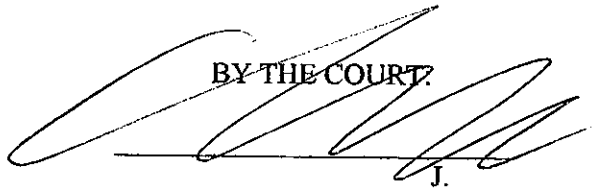
No:2018-CV-553

FILED
PROTHONOTARY
2019 MAR 19 P 2:02
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 19 day of March, 2019, upon consideration of the Plaintiff's Motion to Continue Sheriff's Sale Without New Notice, Advertising, or Costs, IT IS HEREBY ORDERED that said Motion is GRANTED, and that the Sheriff's Sale of premises 516-518 Old Berwick Road, Bloomsburg, PA, scheduled for March 20, 2019, is continued to April 24, 2019, without the necessity of new notice, advertising, and/or costs.

BY THE COURT



J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

No:2018-CV-553

FILED
PROthonotary
2019 MAR 19 P 2:02
CLERK OF COURT
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 19 day of March, 2019, upon consideration of the Plaintiff's Motion to Continue Sheriff's Sale Without New Notice, Advertising, or Costs, IT IS HEREBY ORDERED that said Motion is GRANTED, and that the Sheriff's Sale of premises 516-518 Old Berwick Road, Bloomsburg, PA, scheduled for March 20, 2019, is continued to April 24, 2019, without the necessity of new notice, advertising, and/or costs.

BY THE COURT:

15/ Thomas A. James, Jr.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

No:2018-CV-553

FILED
PROthonOTARY
2019 MAR 19 P 1:57
CLERK OF COURT
COUNTY OF COLUMBIA

**MOTION TO CONTINUE SHERIFF'S SALE WITHOUT NEW NOTICE,
ADVERTISING, OR COSTS**

NOW COMES Plaintiff, by and through counsel, and files the following Motion to Continue Sheriff's Sale Without New Notice, Advertising, or Costs:

1. In the instant matter, Plaintiff obtained a default judgment against Defendants.
2. A Writ of Execution was subsequently issued with respect to such judgment, seeking to expose certain real estate owned by Defendant Ivy Lea Properties, LLC to Sheriff's Sale.
3. The Sheriff's Sale of the real estate, 516-518 Old Berwick Road, Bloomsburg, PA, was originally scheduled for November 7, 2018.
4. Subsequent to the scheduling of the Sheriff's Sale, Plaintiff and Defendants agreed that in exchange for a payment by Defendants toward Plaintiff's judgment balance, Plaintiff

would postpone the Sheriff's Sale, pursuant to Pa. R.C.P. 3129.3, to the first available sale date after February 15, 2019.

5. Defendants in fact made the agreed-to payment, and Plaintiff requested the Sheriff's Office to postpone the Sheriff's Sale as above.
6. The Sheriff's Office did indeed postpone the sale, but subsequently informed the sale was continued to the first available sale date after February 15, 2019, which was March 20, 2019.
7. As the continued sale date of March 20, 2019 was one hundred thirty-two (132) days past the November 7, 2018 original sale date, Plaintiff obtained an Order of Court continuing the Sheriff's Sale, with said Order being dated November 14, 2018.
8. Pa. R.C.P. 3129.3 (a) permits a sheriff's sale postponement, without new notice, by "special order of court".
9. Subsequent to the Sheriff Sale scheduled for March 20, 2019, Plaintiff and Defendants agreed that in exchange for a payment by Defendant toward Plaintiff's judgment balance, Plaintiff would postpone the sale pursuant to Pa. R.C.P. 3129.3, to the next available sale date, which date is April 24, 2019.
10. Pursuant to Pa.R.C.P. 3129.3 (a), new notice is required to be given as required by Pa.R.C.P. 3129.2 (a), if the sale of real property is stayed, continued, postponed or adjourned, "except as provided in subdivision (b) or by special Order of the Court."
11. No parties-in-interest will be prejudiced by this continuance, as the Sheriff will announce the continued Sheriff's Sale at the March 20, 2019 Sale, and Defendants consent to the continuance and this instant Motion.

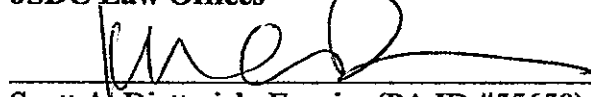
12. Consequently, Plaintiff requests the Sheriff's Sale scheduled for March 20, 2019 be continued pursuant to Pa.R.C.P. 3129.3 (a) to April 24, 2019, and the requirement that advertisement be made and new notice be provided to Defendant, lienholders and other parties of interest be waived.

WHEREFORE, Plaintiff respectfully requests this Honorable Court to enter an Order in the form attached hereto, granting the instant Motion.

Dated: 3/19/19

By:

JSDC Law Offices



Scott A. Dietterick, Esquire (PA ID #55650)

Kathryn L. Mason, Esquire (PA ID #306779)

Kimberly A. Bonner, Esquire (PA ID #89705)

11 E. Chocolate Ave, Suite 300

Hershey, PA 17033

Phone: (717) 533-3280; Fax: (717) 533-2795

Email: sad@jsdc.com; klm@jsdc.com; kab@jsdc.com

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

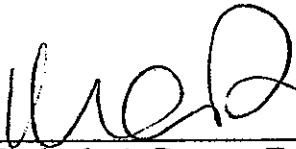
No:2018-CV-553

VERIFICATION

I, Kimberly A. Bonner, Esquire, am the Attorney for the Plaintiff in the instant case. I verify that the statements made in the foregoing Motion to Continue Sheriff's Sale without New Notice, Advertising or Costs are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Ps. C.S. §4904 relating to unsworn falsification to authorities.

Date:

3/19/19



Kimberly A. Bonner, Esquire
JSDC Law Offices
11 E. Chocolate Avenue, Suite 300
Hershey, PA 17033
(717) 533-3280
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

No:2018-CV-553

FILED
PROthonotary
2019 MAR 19 P 1:57
CLERK OF COURT
COLUMBIA COUNTY


CERTIFICATION

I certify that the instant filing(s) complies/comply with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

JSDC Law Offices

Dated:

By:



Scott A. Dietterick, Esquire (PA ID #55650)
Kathryn L. Mason, Esquire (PA ID #306779)
Kimberly A. Bonner, Esquire (PA ID #89705)
11 E. Chocolate Ave, Suite 300
Hershey, PA 17033
Phone: (717) 533-3280; Fax: (717) 533-2795
Email: sad@jsdc.com; klm@jsdc.com; kab@jsdc.com
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
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DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

No:2018-CV-553

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2019 MAR 19 PM 1:57
CLERK OF COURT
COUNTY OF COLUMBIA

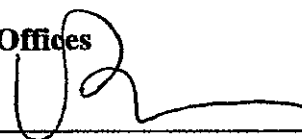
**CERTIFICATION OF UNCONTESTED MOTION PURSUANT TO LOCAL RULE
208.2(d)**

The undersigned, counsel for Plaintiff in the instant case, hereby certifies that Plaintiff's Motion to Continued Sheriff's Sale Without New Notice, Advertising, or Costs, is uncontested.

JSDC Law Offices

Dated: 3/19/19

By:



Scott A. Dietterick, Esquire (PA ID #55650)
Kathryn L. Mason, Esquire (PA ID #306779)
Kimberly A. Bonner, Esquire (PA ID #89705)
11 E. Chocolate Ave, Suite 300
Hershey, PA 17033
Phone: (717) 533-3280; Fax: (717) 533-2795
Email: sad@jsdc.com; klm@jsdc.com; kab@jsdc.com
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

No:2018-CV-553

FILED
CLERK OF COURT
COUNTY OF COLUMBIA
2019 MAR 19 P 1:57

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this 19th day of March, 2019, my office served copies of the Motion to Continue Sheriff's Sale without New Notice, Advertising or Costs upon the following parties, via first-class US regular mail, postage prepaid:

Ivy Lea Properties, LLC
22 Meadow Road
Westwood, NJ 07675


Howard Goldberg
22 Meadow Road
Westwood, NJ 07675

Darlene Goldberg
22 Meadow Road
Westwood, NJ 07675

JSDC Law Offices

Dated: 3/19/19

By:



Scott A. Dieterick, Esquire (PA ID #55650)
Kathryn L. Mason, Esquire (PA ID #306779)
Kimberly A. Bonner, Esquire (PA ID #89705)
11 E. Chocolate Ave, Suite 300
Hershey, PA 17033
Phone: (717) 533-3280; Fax: (717) 533-2795
Email: sad@jsdc.com; klm@jsdc.com; kab@jsdc.com
Attorneys for Plaintiff

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

March 5, 2019

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
PO Box 380
Bloomsburg, PA 17815

RE: Ivy Lea Properties, LLC
516-518 Old Berwick Road
Bloomsburg, PA 17815

DOCKET NO. 2018-CV-553

Dear Sheriff Chamberlain:

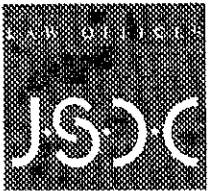
The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on March 20, 2019. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$2,188.56**.

If you require any further information, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator



JSDC LAW OFFICES

SMITH • DIETTERICK • CONNELLY • CHABAL • YAHN • SEEBER

November 6, 2018

VIA FACSIMILE (570-389-5625)

Columbia County Sheriff's Office

Attn: Real Estate

35 West Main Street

Bloomsburg, PA 17815

Re: **Brown v. Ivy Lea Properties, et al.**
CCP Columbia County, #2018 CV 553
Premises: 516-518 Old Berwick Road, Bloomsburg, PA

Dear Sir/Madam:


The undersigned is attorney on the writ in the above, which is scheduled for Sheriff's Sale on Wednesday, November 7, 2018.

Please POSTPONE such sale until March, 2019, and please notify my office of the March, 2019 sale date once it is set. Please also announce this postponement at the November 7, 2018 Sheriff's Sale.

Should you need anything further, please call me at (717) 298-2084.

Thank you!

Very truly yours,


 Brian H. Smith, Esq.

cc: Mr. Barry Brown (via email)
 Mr. Howard Goldberg (via email)

The March date
1st March 20, 2019
97 9:00 AM

MAIN OFFICE
 35 West Main Street, Room 300
 Bloomsburg, PA 17815
 TEL: 717.553.3280

WEST LEBANON OFFICE
 35 West Main Street, Room 300
 West Lebanon, PA 17257
 TEL: 717.553.3280

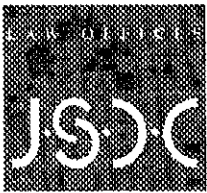
TEL: 717.553.3280

WWW.JSDC.COM

Barry Brown, Esq.
 Howard Goldberg, Esq.
 Jeffrey Goldberg, Esq.
 Matthew Goldberg, Esq.
 Nicholas Glick, Esq.
 Robert H. Glick, Esq.
 Stephen M. Glick, Esq.
 Daniel F. Glick, Esq.
 Christopher J. Glick, Esq.
 Joseph E. Glick, Esq.
 Thomas E. Glick, Esq.
 William E. Glick, Esq.
 Michael E. Glick, Esq.
 David E. Glick, Esq.
 Alexander E. Glick, Esq.
 Matthew E. Glick, Esq.
 Stephen E. Glick, Esq.
 Christopher E. Glick, Esq.
 Joseph E. Glick, Esq.

Mr. Glick
 35 West Main Street
 Bloomsburg, PA 17815

TEL: 717.553.3280



JSDC LAW OFFICES

SMITH • DIETTERICK • CONNELLY • CHABAL • YAHN • SEEBER

November 6, 2018

VIA FACSIMILE (570-389-5625)

Columbia County Sheriff's Office

Attn: Real Estate

35 West Main Street

Bloomsburg, PA 17815

Re: **Brown v. Ivy Lea Properties, et al.**
CCP Columbia County, #2018 CV 553
Premises: 516-518 Old Berwick Road, Bloomsburg, PA

Dear Sir/Madam:


The undersigned is attorney on the writ in the above, which is scheduled for Sheriff's Sale on Wednesday, November 7, 2018.

Please POSTPONE such sale until March, 2019, and please notify my office of the March, 2019 sale date once it is set. Please also announce this postponement at the November 7, 2018 Sheriff's Sale.

Should you need anything further, please call me at (717) 298-2084.

Thank you!

Very truly yours,


 Brian H. Smith, Esq.

cc: Mr. Barry Brown (via email)
 Mr. Howard Goldberg (via email)

Main Office:
 11 East Chestnut Avenue
 Suite 100
 Bloomsburg, PA 17815

West Shore Office:
 300 Centre Street
 Suite 200
 West Shore, PA 17268

TEL: 717/333.8260

WWW.JSDC.COM

Michael Smith, Jr.
 Brian H. Smith, Esq.
 John J. Dietterick
 Matthew Connelly
 Nicholas Chabal
 David J. Yahn
 Stephen J. Seiber
 Andrew E. Spivey
 Courtney E. Funder
 Christopher J. Brown
 Jonathan E. Smith
 Stephen A. Kormanik
 Joseph A. Farnsworth
 James G. Yarnall
 Adam M. MacIntyre
 Patricia L. Bortol
 Elizabeth Smith
 Gregory M. Smith
 Thomas M. Reed
 Jonathan A. Smith

Office Hours:
 Monday - Friday
 9:00am - 5:00pm

Outside Office Hours:

F a x

From: (717) 298-2043

Sender: Denise Devlin

Company: JSDC LAW OFFICES

Subject: Postponemnt - Sheriff Sale

To: (570) 389-5625

Attention: Deputy Beyer

Date: 11/06/2018

Pages: 2

Message:

Please see attached notice of Postponement of Sheriff Sale for Brown vs
Ivy Lea Properties (Barry Brown vs Goldberg). 516 - 518 Old Berwick Rd.

F a x



From: (717) 298-2043

Sender: Denise Devlin

Company: JSDC LAW OFFICES

Subject: Notice to Postpone Sale

To: (570) 389-5625

Attention: Real Estate Dept.

Date: 11/06/2018

Pages: 2

Message:

Please see attached Notice to Postpone Nov. 7 Sheriff Sale of premises
516-518 Old Berwick Rd., Bloomsburg, PA

TX Result Report

P 1
11/06/2018 16:49
Serial No. A6VF011029028
TC:00033278

Addressee	Start Time	Time	Prints	Result	Note
917172982043	11-06 16:48	00:01:20	002/002	OK	ORG

Result : OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note : TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

6 Nov-2018 17:41 7172982043

7172982043

p. 1

F a x

From: (717) 298-2043	To: (570) 389-5625
Sender: Denise Devlin	Attention: Real Estate Dept.
Company: JSDC LAW OFFICES	Date: 11/06/2018
Subject: Notice to Postpone Sale	Pages: 2

Message:

Please see attached Notice to Postpone Nov. 7 Sheriff Sale of premises
516-518 Old Berwick Rd., Bloomsburg, PA

SHERIFF'S SALE COST SHEET

18-553

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>8.00</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>500.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1092.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1342.60</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

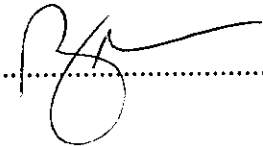
MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>2188.56</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2188.56</u>

SURCHARGE FEE (DSTE)		\$ <u>170.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

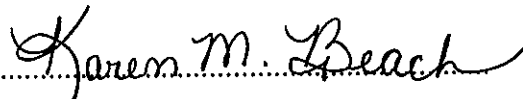
TOTAL COSTS (OPENING BID) \$ 4287.81

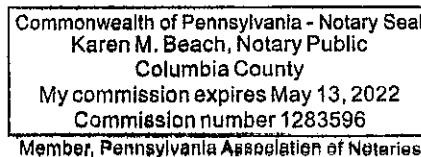
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula 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 October 17, 24, 31, 2018 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 31st day of October 2018.....

.....
(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.

.....

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER	SECOND EXECUTION NUMBER
2018CV553 (11/07/18)	
DATE OF SALE	
11/07/2018	
AMOUNT	
\$22,000.00	

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER	
1000448040	\$22,000.00
EMPLOYER EIN	\$0.00
SALES TAX LICENSE NUMBER	\$0.00
SOCIAL SECURITY NUMBER	\$0.00
INHERITANCE TAX FILE NUMBER	\$0.00
OTHER TAX NUMBER	\$0.00

DEFENDANT

IVY LEA PROPERTIES LLC & HOWARD GOLDBERG & DARLENE GOLDBERG

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
- ☐ Employer Withholding Tax, 72 P.S. § 7345
- ☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☒ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Corp Tax		12-31-2015	\$2,200.00
Corp Tax		12-31-2014	\$3,300.00
Corp Tax		12-31-2013	\$3,300.00
Corp Tax		12-31-2012	\$3,300.00
Corp Tax		12-31-2011	\$3,300.00
Corp Tax		12-31-2010	\$3,300.00
Corp Tax		12-31-2009	\$3,300.00
TOTAL:			\$22,000.00

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue 18 day of, October 2018	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington
	SECRETARY OF REVENUE C. Daniel Hassell

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

October 22, 2018

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
PO Box 380
Bloomsburg, PA 17815

RE: Ivy Lea Properties, LLC
516-518 Old Berwick Road
Bloomsburg, PA 17815

DOCKET NO. 2018-CV-553

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on November 7, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$2,188.56**.

If you require any further information, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator

TOWN OF BLOOMSBURG	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: MARY F WARD 301 E 2nd ST BLOOMSBURG, PA 17815	Real Estate	70076	44.3800	3047.77	3109.97	3420.97

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE			
FIRST INSTALLMENT	1036.66	1036.66	70076		3047.77	3109.97
SECOND	1036.66	1140.33			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
THIRD INSTALLMENT	1036.65	1140.32			AUG 31	OCT 31
			TAXABLE ASSESSMENT	70076		IF PAID AFTER OCT 31

M
A IVY LEA PROPERTIES LLC
I 22 MEADOW ROAD
L WESTWOOD NJ 07675

SCHOOL PENALTY @ 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 05E12 11700000	10381
516518 OLD BERWICK RD	9211.00
20071-0978	60865.00
0.42 ACRES	

TAXES BECOME
DELINQUENT 120
DAYS AFTER BILLING

NAME & ADDRESS CORRECTIONS REQUESTED.

Tax Notice 2018 County & Municipality
TOWN OF BLOOMSBURG
MAKE CHECKS PAYABLE TO:
TOWN OF BLOOMSBURG
TAX COLLECTOR
TOWN HALL, 301 E SECOND ST
BLOOMSBURG PA 17815
HOURS: THURSDAY: 9AM - 4:30PM
FRIDAY: 9AM - 2PM- DURING DISCOUNT
JUNE 27,28,29,30 - 9AM - 2PM
PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	70,076	11.385	781.86	797.82	877.60
SINKING		1	68.68	70.08	77.09
STREET LIGHT		1.2	82.41	84.09	92.50
DEBT SERVICE		1.532	105.21	107.36	118.10
LIBRARY & FIRE		1.8	123.62	126.14	138.75
TOWN RE		11.389	782.14	798.10	877.91
The discount & penalty have been calculated for your convenience			1,943.92	1,983.59	2,181.95
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

IVY LEA PROPERTIES LLC
22 MEADOW ROAD
WESTWOOD NJ 07675

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-12 -117-00,000
516 518 OLD BERWICK RD
.4229 Acres Land 9,211
Buildings 60,865
Total Assessment 70,076

This tax returned
to courthouse on:
January 1, 2019

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY



JSDC LAW OFFICES

SMITH • DIETTERICK • CONNELLY • CHABAL • YAHN • SEEGER

September 10, 2018

Columbia County Prothonotary's Office
35 W. Main Street
Bloomsburg, PA 17815

Re: Brown v. Ivy Lea Properties, et al.
CCP Columbia County, No. 2018-CV-553


Dear Sir/Madam,

Enclosed please find original and one copy of Affidavit of Service of Plaintiff's Notices of Sheriff Sale of Real Property in the above-referenced matter. Please file the original, timestamp the copy, and return the copy to me in the enclosed SASE.

Thank you.

Very truly yours,

JSDC LAW OFFICES

By: 
Brian H. Smith, Esquire

Encs.

✓ cc: Columbia County Sheriff

MAIN OFFICE:

11 EAST CHOCOMA AVE. SUITE 300
HERSHEY, PA 17033

WEST SHORE OFFICE:

555 GALT ROAD, SUITE 400
MECHANISBURG, PA 17055

TEL. 717.533.3280

WWW.JSDC.COM

MAURICE SMITH, JR.
GREGORY A. DIETTERICK
JOHN J. CONNELLY, JR.
MATTHEW CHABAL, III
NELL W. YAHN
EDWARD P. SEEGER
SUSAN M. KAUF
JAMES F. SMITH
COURTNEY K. PACELL
CHRISTINE L. BRANN
JESSICA E. SMITH
GREGORY A. KING, JR.
TERESA M. REIGNY
JAMES D. YOUNG
ALEXIS M. MURPHY
KATHRYN L. MARSH
BRIAN H. SMITH
CHRISTA M. ALEX
DENEAN M. RUSSELL
JACQUELINE A. KELL

OF COUNSEL:
GREGORY K. RICHARDS
ANDREW H. BRYAN

GARY L. GAMB

JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No: 2018-CV-553

AFFIDAVIT OF SERVICE

I, Brian H. Smith, Esquire, attorney for the above-captioned Plaintiff, being duly sworn according to law, depose and make the following Affidavit regarding service of Plaintiff's Notices of Sheriff's Sale of Real Property scheduled for November 7, 2018 in this matter:

REQUESTED BY: Colymbia County Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BARRY BROWN
vs.
IVY LEA PROPERTIES LLC (et al.)

Case Number
2018CV553

SHERIFF'S RETURN OF SERVICE

10/02/2018 12:35 PM - DEPUTY CHRIS PRESCOTT, 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 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


October 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



Plaintiff Attorney: JAMES SMITH DIETTERICK & CONNELLEY, LLP, PO BOX 650, HERSHEY, PA 17033

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BROWN, BARRY
vs.
IVY LEA PROPERTIES LLC (et al.)

Case Number
2018CV553

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 516-518 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-2-18

Time:

1235

Deputy:

7

Mileage:

Attorney / Originator:

Name: JAMES SMITH DIETTERICK & CONNELLEY,

Phone: 717-533-3280

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV553

516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



JSDC LAW OFFICES

SMITH • DIETTERICK • CONNELLY • CHABAL • YAHN • SEEGER

September 27, 2018

Prothonotary's Office
Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: Brown v. Goldberg, et al.
Docket No. 2018-CV-553

Dear Sir or Madam:

Enclosed please find the original and one (1) copy of Pa. R.C.P. Rule 3129.2 (c) Affidavit of Service to be filed in the above referenced matter. Please file the original, and time-stamp the copy and return it to us in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter.

Sincerely,

JSDC Law Offices

Brian H. Smith, Esquire

Enclosures

✓ cc: Sheriff of Columbia County (Real Estate), w. enc.

MAIN OFFICE:

11 EAST GARDEN STREET
SUITE 300
HARRISBURG, PA 17101

WEST SHORE OFFICE:

555 GETTYSBURG PIKE
SUITE C-100
MECHANICSBURG, PA 17055

TEL. 717.533.3280

WWW.JSDC.COM

MARK J. SMITH, ESQ.
STEPHEN A. DIETTERICK
JOHN J. CONNELLY, ESQ.
MATTHEW CHABAL, ESQ.
NILE W. YAHN
EDWARD P. SEEGER
SUSAN M. KROGER
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TERESA M. HEDGECOCK
JAMES D. YOUNG
ALAN M. MONTGOMERY
KATHLEEN L. MALLON
BRIAN H. SMITH
GRECIA M. ANTON
DENISE M. HANCOCK
JANIS L. ALKIN

OF COUNSEL:
GREGORY K. BLANCH
ANDREW H. BRADY

GARY L. JAMES

JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No: 2018-CV-553

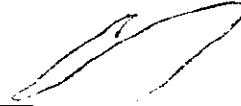
Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE

I, Brian H. Smith, Esquire, attorney for the above-captioned Plaintiff, being duly sworn according to law, depose and make the following Affidavit regarding service of Plaintiff's Notice of Sheriff's Sale of Real Property scheduled for November 7, 2018 in this matter:

On September 21, 2018, Plaintiff's counsel served Plaintiff's Notice of Sheriff's Sale upon the parties listed in Exhibit "A" hereto, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing.

JSDC Law Offices

By:



Brian H. Smith, Esquire

Sworn to and subscribed before me
this 27th day of September, 2018.



Notary Public

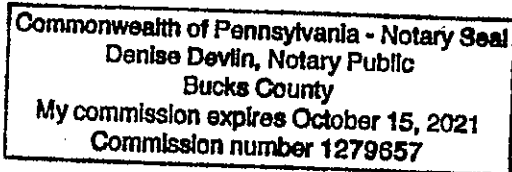


EXHIBIT "A"

Name and Address of Sender

Check type of mail or service:

Barry Brown / Ivy Lea Properties/Goldberg

Certified
COD
Delivery Confirmation
Express Mail
Insured

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

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

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling

Actual Value

Insured

Due Sender

DC

Fee

SC

Fee

SH

Fee

RD

Fee

RR

Fee

Current Occupants/Tenants
516 - 518 Old Berwick Road
Bloomsburg, PA 17185

COLUMBIACOUNTY TAX CLAIM

BUREAU

P. O. Box 380

Bloomsburg, PA 17815

DEPARTMENT OF REVENUE
PA Inheritance Tax Division
Department 280601
Harrisburg, PA 17128-0601

COMMONWEALTH OF PA
Department of Welfare/Department
of Human Services
P.O. Box 2675
Harrisburg, PA 17105

MARY WARD, TAX COLLECTOR
301 East Second Street
Bloomsburg PA 17815

Postmaster: Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

PA Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Pen

US POSTAGE

US POSTAGE

US POSTAGE

US POSTAGE

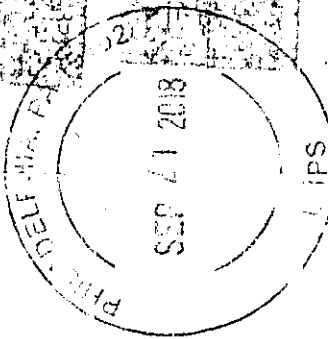
\$000.40

\$000.40

\$000.40

\$000.40

\$000.40



Name and Address of Sender

Barry Brown / Ivy Lea Properties / Goldberg

Check type of mail or service:

Certified
COD
Delivery Confirmation
Express Mail
Insured

Recorded Delivery (International)
Registered
Return Receipt for Merchandise
Signatures Confirmation

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

INTERNAL REVENUE SERVICE

Estate Tax Division

201 W. Rivercenter Blvd.

Covington, KY 41011

U.S. DEPARTMENT OF JUSTICE
950 Pennsylvania Ave. NW
Washington, DC 20530

US POSTAGE
\$000.40⁰²
09/21/2002 24 14100
HASLER

US POSTAGE
\$000.40⁰²
09/21/2002 24 14100
HASLER

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Received at Post Office

Total Number of Pieces Returned by Sender

2

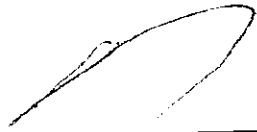
See Privacy Act Statement on Reverse

PG 1 of 2 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

CERTIFICATION

I certify that the instant filing(s) complies/comply with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.



Counsel for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BROWN, BARRY
vs.
IVY LEA PROPERTIES LLC

Case Number
2018CV553

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To: Occupants of

Final Service:

Name: IVY LEA PROPERTIES LLC

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 516-518 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Adult In Charge: FRONT DOOR

Phone: DOB:

Relation:

Alternate Address:

Date: 9/7/18

Time: 12:19

Phone:

Deputy: 4

Mileage:

Attorney / Originator:

Name: JAMES SMITH DIETTERICK & CONNELLEY,

Phone: 717-533-3280

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

IVY LEA PROPERTIES LLC 2018CV553 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BROWN, BARRY
vs.
IVY LEA PROPERTIES LLC

Case Number
2018CV553

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

UNDER DOOR

Relation:

TRAY

Date:

9/14/18

Time:

1035

Deputy:

H

Mileage:

Attorney / Originator:

Name: JAMES SMITH DIETTERICK & CONNELLEY,

Phone: 717-533-3280

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2018CV553

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BROWN, BARRY
vs.
IVY LEA PROPERTIES LLC

Case Number
2018CV553

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	101
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia County
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	EILEEN HESS
Relation:	CLERK
Date:	9/14/18
Time:	1025
Deputy:	L
Mileage:	

Attorney / Originator:

Name: JAMES SMITH DIETTERICK & CONNELLEY	Phone: 717-533-3280
-------------------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV553 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



BROWN, BARRY
vs.
IVY LEA PROPERTIES LLC

Case Number
2018CV553

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 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: SHERRY EVANS

Relation: CLERK

Date: 9/14/18

Time: 1024

Deputy: 4

Mileage:

Attorney / Originator:

Name: JAMES SMITH DIETTERICK & CONNELLEY,

Phone: 717-533-3280

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2018CV553

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 09/11/18

Account:

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

Ad ID:	1147357
Description:	IVY LEA PROPERTIES LLC
SHERIFF SALE	
Run Dates:	10/17/18 to 10/31/18
Class:	2
Agate Lines:	180
Blind Box:	

Total Ad Cost	\$1,092.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/17/18	10/31/18	3	\$1,092.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV553

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, NOVEMBER 07, 2018 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 of parcel of land situate on the south side of Berwick Road in the town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows:

BEGINNING at the corner of the intersection of Cherry Street and Berwick Road (being the northwest corner of said lot) and running thence along said Berwick Road, North 89 degrees 18 minutes east 144 feet to a corner, thence by land formerly of Martha A. Harter, south 2 degrees 42 minutes east, 169 feet to a corner, thence north 88 degrees 53 minutes west, 57.3 feet to a corner on Cherry Street; thence by line of said Cherry Street north 27 degrees 20 minutes west, 189.3 feet to the place of beginning. Said Cherry Street and Berwick Road each being 33 feet in width; including the Improvements, and having a commercial building erected thereon. BEING THE SAME premises which Bruce Shoemaker, single, by Deed dated October 5, 2007, and recorded in Columbia County as Instrument Number 200710978, granted and conveyed to Ivy Lea Properties, LLC.

PROPERTY ADDRESS: 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Seized and taken into execution to be sold as the property of IVY LEA PROPERTIES LLC, HOWARD GOLDBERG, DARLENE GOLDBERG in suit of BARRY BROWN. **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:
JAMES SMITH DIETTERICK
& CONNELLEY, LLP
HERSHEY, PA 717-533-3280

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

2018 - EP - 101

No:2018-CV-553

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

516 -518 Old Berwick Road, Bloomsburg, PA--See attached Exhibit "A"

/

Amount Due: \$141,143.98

Less Credit (\$50,000.00)

\$91,143.98

Plus Attorney's Fees and Costs to date \$ 5,360.60

\$96,504.58

Interest at \$49.32 per diem from \$ _____
3/16/2018 to date of sale.

Total _____

(Plus Costs to be added)

Prothonotary:

By: Barbara N. Silvette
Clerk

Date: 09-04-18

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

EXHIBIT “A”

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece of parcel of land situate on the south side of Berwick Road in the town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows,

BEGINNING at the corner of the intersection of Cherry Street and Berwick Road (being the northwest corner of said lot) and running thence along said Berwick Road, North 89 degrees 18 minutes east 144 feet to a corner, thence by land formerly of Martha A. Harter, south 2 degrees 42 minutes east, 169 feet to a corner, thence north 88 degrees 53 minutes west, 57.3 feet to a corner on Cherry Street; thence by line of said Cherry Street north 27 degrees 20 minutes west, 189.3 feet to the place of beginning. Said Cherry Street and Berwick Road each being 33 feet in width; including the Improvements, and having a commercial building erected thereon.

BEING THE SAME premises which Bruce Shoemaker, single, by Deed dated October 5, 2007, and recorded in Columbia County as Instrument Number 200710978, granted and conveyed to Ivy Lea Properties, LLC.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV553

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, NOVEMBER 07, 2018
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 of parcel of land situate on the south side of Berwick Road in the town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows,

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PROPERTY ADDRESS: 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Seized and taken into execution to be sold as the property of IVY LEA PROPERTIES LLC, HOWARD GOLDBERG, DARLENE GOLDBERG in suit of BARRY BROWN.

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:
JAMES SMITH DIETTERICK & CONNELLEY, LLP
HERSHEY, PA 717-533-3280

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2018 ED101

DATE RECEIVED 9-10-18
DOCKET AND INDEX 2018 CV 553

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>39586</u>

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

SALE DATE NOV. 7th, 2018 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

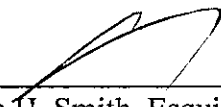
No: 2018-CV-553

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within 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.

Date: August 27, 2018

JSDC LAW OFFICES

BY: 

Brian H. Smith, Esquire

PA I.D. # 65627

Kathryn L. Mason, Esquire

PA I.D. # 306779

11 E. Chocolate Ave., Ste. 300

Hershey, PA 17033

(717) 533-3280

Attorneys for Plaintiff

JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No:2018-CV-553

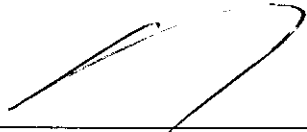
AFFIDAVIT OF LAST KNOWN ADDRESSES

The undersigned hereby certifies that the address of the Plaintiff, Barry Brown, is:

50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

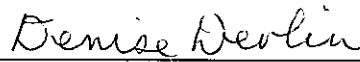
The undersigned hereby certifies that the last known address of the Defendants, Ivy
Lea Properties, LLC, Howard Goldberg, and Darlene Goldberg, is:

22 Meadow Road
Westwood, NJ 07675

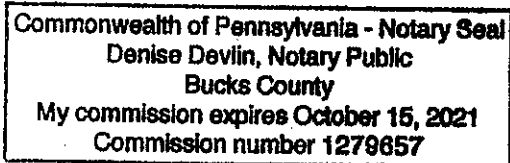


Brian H. Smith, Esquire

Sworn to and subscribed before me
this 27th day of August, 2018.



Notary Public
My Commission Expires:



JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
Westwood, NJ 07675

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No:2018-CV-553

AFFIDAVIT PURSUANT TO RULE 3129.1

Barry Brown, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 516 – 518 Old Berwick Road, Bloomsburg, Pennsylvania 17185:

1. Name and Address of Owner(s) or Reputed Owner(s):

IVY LEA PROPERTIES, LLC

22 Meadow Road
Westwood, NJ 07675

2. Name and Address of Defendant(s) in the Judgment:

IVY LEA PROPERTIES, LLC

22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG

22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG

22 Meadow Road
Westwood, NJ 07675

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

Barry Brown

Plaintiff

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

Barry Brown

Plaintiff

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

NONE

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

NONE

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

Current Occupants/Tenants

516 – 518 Old Berwick Road
Bloomsburg, PA 17185

U.S. DEPARTMENT OF JUSTICE

950 Pennsylvania Ave. NW
Washington, DC 20530

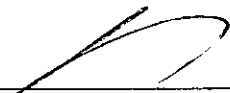


I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

JSDC Law Offices

Date: August 27, 2018

BY:



Brian H. Smith, Esquire
Pa. I.D. #65627
Kathryn L. Mason, Esquire
Pa. I.D. #306779
11 E. Chocolate Ave., Suite 300
Hershey, PA 17033
(717) 533-3280
Attorneys for Plaintiff

COLUMBIACOUNTY TAX CLAIM
BUREAU ✓

P. O. Box 380
Bloomsburg, PA 17815 ✕

DEPARTMENT OF REVENUE ✓

PA Inheritance Tax Division
Department 280601 ✕
Harrisburg, PA 17128-0601

COMMONWEALTH OF PA ✓

Department of
Welfare/Department
of Human Services ✕ ✕
P.O. Box 2675
Harrisburg, PA 17105

MARY WARD, TAX COLLECTOR ✓

301 East Second Street ✕
Bloomsburg PA 17815

COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE ✓

11 West Main Street ✕
Bloomsburg, PA 17815

COMMONWEALTH OF PA

Department of Revenue
Bureau of Corporate Taxes ✕ ✕
Department #280427
Harrisburg, PA 17128-0427

INTERNAL REVENUE SERVICE

US Treasury Department ✕ ✕
601 Market Street
Philadelphia, PA 19107

COMMONWEALTH OF PA

Department of Revenue ✕
Bureau of Compliance
Corporate Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948

COMMONWEALTH OF PA

Unemployment Compensation
Benefits ✕
1171 S. Cameron Street
Harrisburg, PA 17104

INTERNAL REVENUE SERVICE

Estate Tax Division ✕
201 W. Rivercenter Blvd.
Covington, KY 41011

JSDC LAW OFFICES
BY: BRIAN H. SMITH, ESQUIRE
Supreme Court I.D. No. 65627
KATHRYN L. MASON, ESQUIRE
Supreme Court I.D. No. 306779
11 East Chocolate Ave, Suite 300
Hershey, PA 17033
bhs@jsdc.com
tel. 717.533.3280
fax. 717.298.2085

Attorneys for Plaintiff

BARRY BROWN
50 South Point Drive, Apt. 1106 North
Miami Beach, FL 33139

Plaintiff

v.

IVY LEA PROPERTIES, LLC
22 Meadow Road
Westwood, NJ 07675

HOWARD GOLDBERG
22 Meadow Road
Westwood, NJ 07675

DARLENE GOLDBERG
22 Meadow Road
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Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No: 2018-CV-553

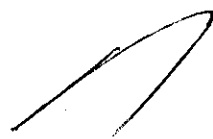
AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF PHILADELPHIA

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Brian H. Smith, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant, Ivy Lea Properties, LLC, is not in the military service of the United States of America to the best of his knowledge, information and belief.



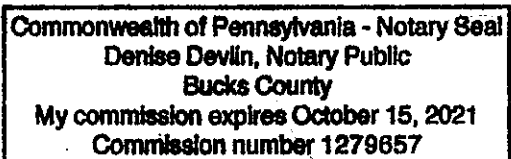
Brian H. Smith, Esquire

Sworn to and subscribed before me
this 27th day of August, 2018.

Denise Devlin

Notary Public

My Commission Expires:



PROPERTY DESCRIPTION

ALL THAT CERTAIN piece of parcel of land situate on the south side of Berwick Road in the town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows,

BEGINNING at the corner of the intersection of Cherry Street and Berwick Road (being the northwest corner of said lot) and running thence along said Berwick Road, North 89 degrees 18 minutes east 144 feet to a corner, thence by land formerly of Martha A. Harter, south 2 degrees 42 minutes east, 169 feet to a corner, thence north 88 degrees 53 minutes west, 57.3 feet to a corner on Cherry Street; thence by line of said Cherry Street north 27 degrees 20 minutes west, 189.3 feet to the place of beginning. Said Cherry Street and Berwick Road each being 33 feet in width; including the Improvements, and having a commercial building erected thereon.

BEING THE SAME premises which Bruce Shoemaker, single, by Deed dated October 5, 2007, and recorded in Columbia County as Instrument Number 200710978, granted and conveyed to Ivy Lea Properties, LLC.



JSDC LAW OFFICES

SMITH • DIETTERICK • CONNELLY • CHABAL • YAHN • SEEBER

September 7, 2018

VIA NEXT-DAY UPS

Columbia County Sheriff's Office
Attn: Real Estate
35 West Main Street
Bloomsburg, PA 17815

RE: Barry Brown
vs.
Ivy Lea Properties, LLC, et al.
Columbia County Docket No. 2018-CV-553
Writ of Execution package

Dear Sir or Madam:

Enclosed please find the following:

1. One (1) original Rule 3129.1 Affidavit;
2. One (1) original issued Writ of Execution plus two (2) copies of same;
3. Three (3) original Notices of Sheriff's Sale (one per named Defendant), and two (2) copies of each such Notice. **PLEASE NOTE THAT THE DATE AND TIME OF SALE HAVE BEEN INTENTIONALLY LEFT BLANK, TO BE FILLED IN BY YOUR OFFICE. THEREAFTER, PLEASE RETURN THE COMPLETED NOTICES TO US SO THAT WE MAY SERVE THEM ON THE DEFENDANTS VIA CERTIFIED MAIL AND PROCESS SERVER (ALL DEFENDANTS RESIDE IN NEW JERSEY)**
4. One (1) original Waiver of Watchman;
5. One (1) original Affidavit of Last Known Address;
6. Three (3) original Affidavits of Non-Military Service (one per defendant);
7. Original and five (5) copies of legal description of property; and
8. Check in the amount of \$1,350.00 made payable to the Sheriff to cover advanced sale costs.

Should you have any questions or require additional documentation, please feel free to contact me.

Sincerely,

JSDC Law Offices

A handwritten signature in black ink, appearing to read "Brian H. Smith".

BRIAN H. SMITH, ESQUIRE

Enclosures

MAIN OFFICE:

11 EAST CHOCOLATE AVENUE
SUITE 300
HERSHEY, PA 17033

WEST SHORE OFFICE:

555 GETTYSBURG PIKE
SUITE C400
MECHANICSBURG, PA 17055

TEL. 717.533.3280

WWW.JSDC.COM

MAX J. SMITH, JR.
SCOTT A. DIETTERICK
JOHN J. CONNELLY, JR.
MATTHEW CHABAL, III
NEIL W. YAHN
EDWARD P. SEEBER
SUSAN M. KADEL
JAMES F. SPADE
COURTNEY K. POWELL
CHRISTINE T. BRANN
JESSICA E. SMITH
GREGORY A. KOGUT, JR.
TERESA M. REIFSNYDER
JAMES D. YOUNG
ALEXIS M. MILOSZEWSKI
KATHRYN L. MASON
BRIAN H. SMITH
CHRISTA M. APLIN
D'NEAN M. RUSSO
JACQUELINE A. KELLY

OF COUNSEL:
GREGORY K. RICHARDS
ANDREW H. BRIGGS

GARY L. JAMES (PENDING)

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22 MEADOW ROAD

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IVY LEA PROPERTIES LLC

22 MEADOW ROAD

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IRS

ESTATE TAX DIVISION

201 W. RIVERCENTER BLVD

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COVINGTON KY 41011

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IRS		ESTATE TAX DIVISION			
201 W. RIVERCENTER BLVD		Tracking #:	71901140006000138755		
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		Postage	5.4200		
COVINGTON	KY 41011				

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CORP LIEN SECTION

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HARRISBURG PA 17128

Document Receipt

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BUREAU OF COMPLIANCE

CORP LIEN SECTION

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P.O. BOX 280948

Doc Ref #: 2018ED101

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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Ship to:

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BUREAU OF COMPLIANCE

CORP LIEN SECTION

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P.O. BOX 280948

Doc Ref #: 2018ED101

Postage 5.4200

HARRISBURG PA 17128

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Ship to:

US TREASURY DEPT

601 MARKET STREET

Tracking #: 71901140006000138731

Doc Ref #: 2018ED101

Postage 5.4200

PHILADELPHIA PA 19107

Document Receipt

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US TREASURY DEPT

601 MARKET STREET

Tracking #: 71901140006000138731

Doc Ref #: 2018ED101

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PHILADELPHIA PA 19107

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Ship to:

DEPT OF REVENUE

BUREAU OF CORP TAXES

DEPT#280427

Tracking #: 71901140006000138724

Doc Ref #: 2018ED101

Postage 5.4200

HARRISBURG PA 17128

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irs

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000138670

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Postage 5.4200

PITTSBURGH PA 15222

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000138694

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HARRISBURG PA 17128

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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

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HARRISBURG PA 17105

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
1150 1ST AVENUE SUITE 1001		Tracking #:	71901140006000138717		
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KING OF PRUSSIA	PA 19406				

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 1ST AVENUE SUITE 1001

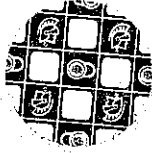
Tracking #: 71901140006000138717

Doc Ref #: 2018ED101

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KING OF PA 19406
PRUSSIA

JAMES SMITH DIETTERICK & CONNELLY, LLP
11 E. CHOCOLATE AVENUE, SUITE 300
HERSHEY, PA 17033
PH. 717-533-3280



60-295/313



NUMBER
39586

39586

One thousand three hundred fifty and NO/100

Columbia County Sheriff

PAY
TO THE
ORDER
OF

DATE
08/09/2018

AMOUNT
\$1,350.00

James Smith



⑈0000039586⑈ ⑆031302955⑆

9846249911⑈

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