

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

FIRST HERITAGE FINANCIAL VS ALYSSA HOWE

NO. 68-2018 ED

NO. 174-2017 JD

DATE/TIME OF SALE: Nov. 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ ~~4998.59~~ 2960.00

POUNDAGE - 2% OF BID

\$ 580.00

TRANSFER TAX - 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ —

TOTAL AMOUNT NEEDED TO PURCHASE

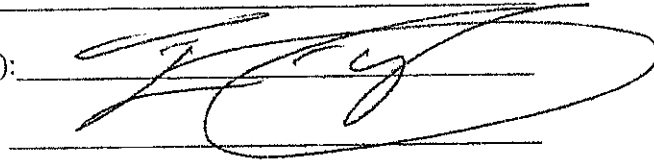
\$ 5578.59

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE:

\$ 5578.59

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ —

TOTAL DUE IN 8 DAYS

\$ 4228.59

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

| | | | |
|-------------------------------|--------------------------------------|------------------|------------------|
| Inv Number: 227214 | Invoice Date: 01/30/2019 10:07:59 AM | RECEIPT | Reg/Drw ID: 0101 |
| Customer: SHERIFF'S OFFICE | Last Change: | Receipt By: MAIL | By: HAS |

| Chg # | Charge / Payment / Fee Description | Amount | Inst # / Inst Date | Municipality |
|-------|--|-----------|----------------------|-----------------|
| 1 | DEED | \$72.75 | 201900722 | BLOOMSBURG TOWN |
| | Grantor - HOWE, ALYSSA M | | 01/30/19 10:08:01 AM | OF |
| | Grantee - FEDERAL NATIONAL MORTGAGE ASSO | | | |
| | Consideration - \$5,578.59 | | | |
| | Tax Basis - \$0.00 | | | |
| | Return Via - MAIL | | | |
| | Fees Summary: | | | |
| | STATE WRIT TAX | \$0.50 | | |
| | JCS/ACCESS TO JUSTICE | \$40.25 | | |
| | AFFORDABLE HOUSING | \$13.50 | | |
| | RECORDING FEES - RECORDER | \$13.50 | | |
| | RECORDER IMPROVEMENT FUND | \$3.00 | | |
| | COUNTY IMPROVEMENT FUND | \$2.00 | | |
| | Inst Info: SHERIFF'S DEED | | | |
| | TOTAL CHARGES | \$72.75 | | |
| | PAYMENTS | | | |
| | CHECK: 8459 - SHERIFF'S OFFICE | \$72.75 | | |
| | TOTAL PAYMENTS | \$72.75 | | |
| | AMOUNT DUE | \$72.75 | | |
| | PAYMENT ON INVOICE | (\$72.75) | | |
| | BALANCE DUE ON INVOICE | \$0.00 | | |

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esq.
Heather Riloff, Esq.
Tyler J. Wilk, Esq.

Phone (610) 328-2887
Fax (610) 328-2649

November 13, 2018

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

| | | |
|------------------------------|---|-----------------------|
| FIRST HERITAGE FINANCIAL LLC | : | COURT OF COMMON PLEAS |
| Plaintiff | : | COLUMBIA COUNTY |
| vs. | : | |
| ALYSSA M. HOWE | : | |
| Defendants | : | Case No: 2017-CV-174 |

RE: 380 East Street, a/k/a 378 East Street
Bloomsburg PA 17815
Writ #: 2018ED-68
Sale Date: 11/7/2018
Consideration: \$5,578.59

Dear Sir/Madam:

This will confirm that at the sheriff's sale of 11/7/2018 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to:

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Please accept this letter as a request for the Sheriff's Deed Poll to be prepared and recorded as soon as possible. The transfer is exempt from state and local transfer taxes. The State transfer tax affidavits are enclosed in duplicate for your convenience.

Kindly submit your final bill as soon as possible, so that settlement can be made and the terms of the sale completed.

Thank you in advance for your assistance in this matter. If anything additional is required, please advise.

Sincerely yours,


Post Sale Department

Enclosure



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

| | | | |
|--|----------------|------------------------------------|-------------------|
| Name Martha E. Von Rosenstiel, Esquire | | Telephone Number (610) 328-2887 | |
| Mailing Address 649 South Avenue, Unit #7 | City Secane | State PA | Zip Code 19018 |

B. TRANSFER DATA

| | | | | | | | |
|--|-------------|--|-------------|---|--|-------------------|--|
| Date of Acceptance of Document 11/7/2018 | | Telephone Number: (570) 389-5622 | | Grantee(s)/Lessee(s) Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America | | Telephone Number: | |
| Grantor(s)/Lessor(s) Timothy T. Chamberlain, Sheriff of Columbia County | | Mailing Address Court House, P.O. Box 380 | | Street Address 14221 Dallas Parkway, Suite 1000 | | City Dallas | |
| City Bloomsburg | State PA | Zip Code 17815 | State TX | Zip Code 75254 | | | |

C. REAL ESTATE LOCATION

| | | | |
|---|--|--|--|
| Street Address 380 East Street, a/k/a 378 East Street, Bloomsburg PA 17815 | | City, Township, Borough Bloomsburg | |
| County Columbia | School District Bloomsburg Area School District | Tax Parcel Number 05E-03-250-00,000 | |

D. VALUATION DATA

| | | |
|---|--|--|
| Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | | |
| 1. Actual Cash Consideration \$5,578.59 | 2. Other Consideration + \$0.00 | 3. Total Consideration = \$5,578.59 |
| 4. County Assessed Value \$37,994.00 | 5. Common Level Ratio Factor X 3.88 | 6. Computed Value = \$147,416.72 |

E. EXEMPTION DATA – Refer to instructions for exemption status.

| | | |
|---|---|---|
| 1a. Amount of Exemption Claimed \$147,416.72 | 1b. Percentage of Grantor's Interest in Real Estate 100% | 1c. Percentage of Grantor's Interest Conveyed 100% |
|---|---|---|

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the U. S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) **Exempt under 72 P.S. Section 8102-C.3(2). This is a transfer into Fannie Mae a GSE exempt from State and Local Transfer Taxes by Federal Statute**

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

| | |
|---|---------------------------|
| Signature of Correspondent or Responsible Party | Date November 13, 2018 |
|---|---------------------------|

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

41587TTS-BW

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6300

| FACSIMILE TRANSMITTAL SHEET | |
|---|-------------------------------------|
| TO: <u>Barbara</u> | FROM: <u>Col Co Sheriff</u> |
| COMPANY: | DATE: <u>1-2-19</u> |
| FAX NUMBER: <u>(610) 328-0163</u> | TOTAL NO. OF PAGES INCLUDING COVER: |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: |
| RE: | YOUR REFERENCE NUMBER: |
| <input type="checkbox"/> URGENT <input type="checkbox"/> FOR REVIEW <input type="checkbox"/> PLEASE COMMENT <input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> PLEASE RECYCLE | |
| NOTES/COMMENTS: ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU. | |

| | | | | | |
|--------------|-------------|----------|---------|--------|------|
| Address | Start Time | Time | Prints | Result | Note |
| 916103282875 | 01-02 15:10 | 00:01:33 | 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-PUL: PUL 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

TX Result Report

P 1
01/02/2019 15:12
Serial No. A6VFO11029028
TC:00037232

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

| | |
|------------------------------------|-------------------------------------|
| TO: <u>Barbara</u> | FROM: <u>Col Co Sheriff</u> |
| COMPANY: | DATE: <u>1-2-19</u> |
| FAX NUMBER: <u>610-328-0163</u> | TOTAL NO. OF PAGES INCLUDING COVER: |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: |
| RE: | YOUR REFERENCE NUMBER: |

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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

FIRST HERITAGE FINANCIAL VS ALYSSA HOWE

NO. 68-2018 ED

NO. 174-2017 JD

DATE/TIME OF SALE: Nov. 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ ~~4998.59~~ 2960.00

POUNDAGE - 2% OF BID \$ 580.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

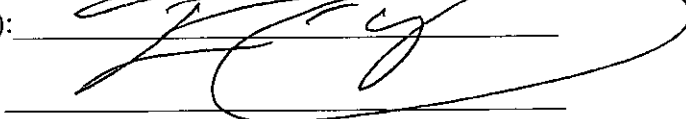
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5578.59

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5578.59

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4228.59

2017-cv-174

Barbara -
vanwesenstic

Fax 610-328-2875
Howe

TX Result Report

P 1

01/02/2019 11:59

Serial No. A6VF011029028

TC:00037229

| Addressee | Start Time | Time | Prints | Result | Note |
|--------------|-------------|----------|---------|--------|------|
| 916103280163 | 01-02 11:58 | 00:00:56 | 000/002 | No Ans | 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

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

NOTES/COMMENTS:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

MR. _____

YOUR REFERENCE NUMBER: _____

SENDER'S REFERENCE NUMBER: _____

TOTAL NO. OF PAGES INCLUDING COVER: _____

DATE: 1-2-19

FROM: Barbara

TO: Col. G. Sheriff

FACSIMILE TRANSMITTAL SHEET

24 HOUR PHONE
(570) 784-6100

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: (570) 389-5625



TIMOTHY T. CHAMBERLAIN

PHONE
(570) 389-5622

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST HERITAGE FINANCIAL LLC

vs.

Defendant
ALYSSA HOWE

Attorney for the Plaintiff:
MARTHA E VON ROSENSTEIL, ESQ
649 SOUTH AVENUE
SECANE, PA 19018

Sheriff's Sale Date: Wednesday, November 7, 2018

Writ of Execution No. : 2017CV174

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 380 EAST STREET A/K/A 378 EAST STREET, BLOOMSBURG, PA 17815

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$54.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,380.00 |
| 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 | \$255.00 |
| Service Mileage | \$6.00 |
| Distribution Form | \$25.00 |
| Copies | \$8.50 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$180.00 |
| Continued or Cancelled Sale | \$10.00 |

Postponed to: 11/7/2018

Total Sheriff Costs \$2,341.00

Municipal Costs

Sewer \$2,584.84

Total Municipal Costs \$2,584.84

Distribution Costs

Recording Fees \$72.75

Total Distribution Costs \$72.75

Grand Total: \$4,998.59

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

Municipal Authority of the Town of Bloomsburg

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

October 23, 2018

Timothy Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Alyssa M. Howe
378-380 East Street
Bloomsburg, PA 17815


DOCKET NO. 2017-CV-174

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 **\$2,896.90**.

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

Sheriff.

#41587MSP-ZP

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

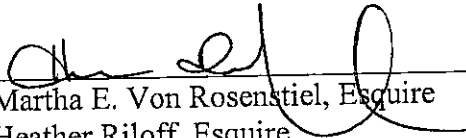
ALYSSA M. HOWE
Defendant(s).

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **September 05, 2018** at 9:00 AM in the above-captioned matter has been continued until **November 07, 2018**, at 9:00 AM

Date: September 04, 2018

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887

FILED
CLERK OF COURT
COUNTY OF COLUMBIA
2018 SEP 10 A 9:41

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587-ZP

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

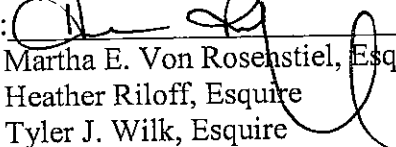
NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

CERTIFICATE OF COMPLIANCE

I certify that this filing complies 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: September 04, 2018

41587MSP ZP

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 6
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler Wilk, Esquire

Phone: 610-328-2887, X-40
Fax: 610-328-2875
Email: zella@mvrlaw.com

9/4/2018

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

RE: SALE DATE: 09/05/2018
PLAINTIFF: First Heritage Financial LLC
DEFENDANT: Alyssa M. Howe
PREMISES: 380 East Street, a/k/a 378 East Street, Bloomsburg, PA 17815
CRT/TRM #: 2017-CV-174
WRIT #: 2018ED-68

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 11/07/2018 as
Defendant is protected under active Chapter 13 Bankruptcy # 17-01212.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,
Zella R. Pullins
Zella R. Pullins
Paralegal
Martha E. Von Rosenstiel, P.C.

Municipal Authority of the Town of Bloomsburg

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

August 24, 2018

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

RE: Alyssa M. Howe
378-380 East Street
Bloomsburg, PA 17815

DOCKET NO. 2017-CV-174

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on September 5, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$2,584.84**.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
ALYSSA HOWE

Case Number
2017CV174

SHERIFF'S RETURN OF SERVICE

07/31/2018 11:57 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 380 EAST STREET A/K/A 378 EAST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 31, 2018

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

NOTARY

Affirmed and subscribed to before me this

31ST day of JULY, 2018

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ. 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

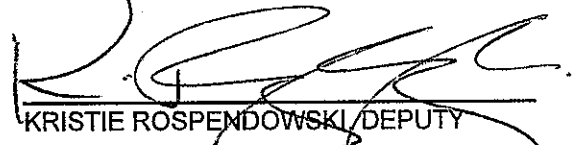


FIRST HERITAGE FINANCIAL LLC
vs.
ALYSSA HOWE

Case Number
2017CV174

SHERIFF'S RETURN OF SERVICE

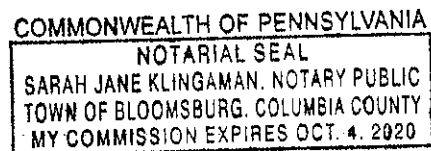
07/10/2018 08:29 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JOHN CURRY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ALYSSA HOWE AT 380 EAST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI/DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 11, 2018



NOTARY

Affirmed and subscribed to before me this

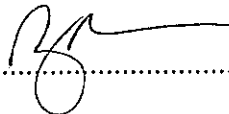
11TH day of JULY, 2018



Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ. 649 SOUTH AVENUE, SECANE, PA 19018

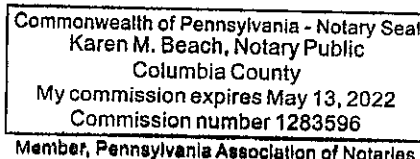
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA }

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 August 15, 22, 29, 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 29th day of August 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.

.....

SHERIFF'S SALE COST SHEET

17-174

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>255.00</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>8.50</u> | |
| NOTARY | \$ <u>10.00</u> | |
| TOTAL ***** | | \$ <u>506.00</u> |

| | | |
|----------------------------|--------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. 8-15 | \$ <u>1,380.00</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | \$ <u>1630.00</u> |

| | | |
|-----------------------|-----------------|-----------------|
| PROTHONOTARY (NOTARY) | \$10.00 | |
| RECORDER OF DEEDS | \$ <u>72.75</u> | |
| TOTAL ***** | | \$ <u>82.75</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>2584.84</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>2584.84</u> |

| | | |
|----------------------|------------------|---------------|
| SURCHARGE FEE (DSTE) | \$ <u>180.00</u> | |
| MISC. _____ | \$ _____ | |
| TOTAL ***** | | \$ <u>-0-</u> |

TOTAL COSTS (OPENING BID) \$ 4988.59

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 380 EAST STREET A/K/A 378 EAST
STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: Door

Relation:

Date: 7/31/18

Time: 1157

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

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

Service Attempt Notes:

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

(POSTING)

2017CV174

380 EAST STREET A/K/A 378 EAST STREET, BLOOMSBURG NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2018

Fee: \$5.00

Cert. NO: 32849

HOWE ALYSSA M
380 EAST STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20150 -5362
Location: 378 EAST ST
Parcel Id:05E-03 -250-00,000

Assessment: 37,994
Balances as of 07/19/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587CAM-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

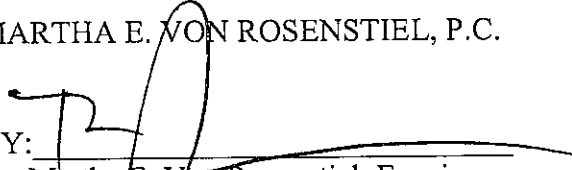
AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.2

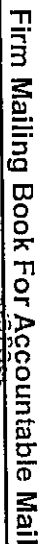
Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, hereby verifies that on 7-10-18, true and correct copies of the Notice of Sheriff's Sale were served upon recorded lienholders and any known interested parties by regular first class mail, postage prepaid with Certificate of Mailing evidencing said service attached hereto as Exhibit I.

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:


Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff



Affix Stamp Here
(if issued as an international
certificate of mailing or for
additional copies of this receipt).
Postmark with Date of Receipt

UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0001738253 JUL 10 2018
MAILED FROM ZIP CODE 19018

USPS Tracking/Article Number

| Check type of mail or service | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |
| Addressee (Name, Street, City, State, & ZIP Code™) | |

[illegible]

Alyssa M. Howe
380 East Street, a/k/a 378 East Street
Bloomsburg, PA 17815

| | |
|----|---|
| 2. | Attorney General of the U.S. c/o Assistant Atty. General |
|----|---|

Tax Division / U.S. Department of Justice
P.O. Box #227

| | |
|----|---|
| 3. | Chief Exploration & Development LLC 5956 Sherry Lane, Suite 1500 |
|----|---|

Dallas, TX 75225

| | |
|----|--|
| 4. | Columbia County Probation Department Columbia County Courthouse |
|----|--|

35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

5. Columbia County Register of Wills
35 West Main Street

BOOKS BY THE AUTHOR

6.
Columbia County Tax Claims
P.O. Box 380

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

US Bank Tower
950 7th Street Suite 2200

| | |
|-------------------------|--|
| <p>Denver, CO 80202</p> | <p>Family Court/Domestic Relations</p> |
|-------------------------|--|

Columbia County Courthouse
P.O. Box 389

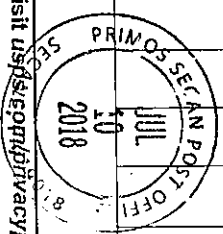
| Total Number of Pieces | Total Number of Pieces | Postmaster, Per (Name of receiving employee) |
|------------------------|------------------------|--|
| | | |

8

PS Form 3877, April 2015 (Page 1 of 2)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy-policy





Check type of mail or service

Affix Stamp Here
*(if issued as an international
certificate of mailing or for
additional copies of this receipt).*
Postmark with Date of Receipt.

USPS Tracking/Article Number

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230
PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

PA Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400
Fort Worth, TX 76107

Tenants / Occupants
380 East Street, a/k/a 378 East Street
Bloomsburg, PA 17815

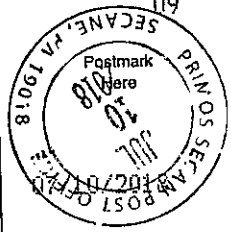
[illegible][illegible]Postmaster, ~~Per~~ (Name of receiving employee)

Master, Per Name of receiving emp

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

ISSN 7530-02-000-9098

| | |
|--|--|
| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i> | |
| For delivery information, visit our website at www.usps.com ® | |
| BLOOMSBURG, PA 17815 | |
| Certified Mail Fee \$3.45 \$ Extra Services & Fees (check box, add fee for signature private) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$ | 0218 09  |
| Postage \$0.50 \$ Total Postage and Fees \$6.70 \$ | |
| Sender Alyssa M. Howe Street 380 East Street, a/k/a 378 East Street City Bloomsburg, PA 17815 | |
| PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions | |

JUL 10 2018

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

CERTIFICATE OF COMPLIANCE

I certify that this filing complies 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 15, 2018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALYSSA HOWE

Primary Address: 380 EAST STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 570.854.6790

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: John Curry

Relation: Boyfriend

Date: 7/10/18

Time: 2029

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

| | | | | | | |
|----------|---------|--------|---------|--|--|--|
| Date: | 6/25/18 | 7/9/18 | 7/10/18 | | | |
| Time: | 0909 | 1908 | | | | |
| Mileage: | | | | | | |
| Deputy: | 4 | 425 | 4 | | | |

Service Attempt Notes:

1. NO ONE HOME L/C
2. NO ONE HOME L/C
3. ADDRESS SAME ON JULY 18 380

- 4.
- 5.
- 6.

HOWE, ALYSSA

2017CV174

380 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 378 EAST STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted) · Other

Adult In Charge: Door

Relation:

Date: 6/25/18

Time: 0903

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2017CV174

378 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 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: MAILBOX

Relation:

Date: 4/25/18

Time: 0847

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2017CV174

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

FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 68 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| Warrant: | | | |

Serve To:

| | |
|---------------------------|------------------------------------|
| Name: | BLOOMSBURG SEWER |
| Primary Address: | 2ND STREET BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|---|
| Served: | Personally · Adult In Charge · Posted · Other |
| Adult In Charge: | AMY SEANEAL |
| Relation: | CLERK |
| Date: | 6/25/18 |
| Time: | 0847 |
| Deputy: | 4 |
| Mileage: | |

Attorney / Originator:

| | |
|---|----------------------------|
| Name: MARTHA E VON ROSENSTEIL, ESQ | Phone: 610-328-2887 |
|---|----------------------------|

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

BLOOMSBURG SEWER

2017CV174

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SANTUK

Relation: CREEK

Date: 06/25/18

Time: 0827

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV174

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 68
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 09/05/2018 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 EULIS
Relation: CLECL
Date: 6/25/18 **Time:** 0825
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

| Date: | Time: | Mileage: | Deputy: |
|-------|-------|----------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV174

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 68 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|------------------------------------|
| Name: | COLUMBIA COUNTY ADULT PROBATION |
| Primary Address: | PO BOX 380 BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|--|
| Served: | Personally · <u>Adult In Charge</u> · Posted · Other |
| Adult In Charge: | SARA ANDERSON |
| Relation: | CLERK |
| Date: | 6/25/18 |
| Time: | 0805 |
| Deputy: | 4 |
| Mileage: | |

Attorney / Originator:

| | |
|---|----------------------------|
| Name: MARTHA E VON ROSENSTEIL, ESQ | Phone: 610-328-2887 |
|---|----------------------------|

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

COLUMBIA COUNTY ADUL

2017CV174

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HERITAGE FINANCIAL LLC
vs.
HOWE, ALYSSA

Case Number
2017CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 68
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REGISTER OF WILLS
Primary Address: 35 WEST MAIN STREET
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Holly STEWART
Relation: CLERK
Date: 062518 **Time:** 0809
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ **Phone:** 610-328-2887

Service Attempts:

| Date: | Time: | Mileage: | Deputy: |
|-------|-------|----------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

Service Attempt Notes:

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

REGISTER OF WILLS

2017CV174

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV174

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, SEPTEMBER 05, 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.

TRACT #1

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the West side of East Street in line of land now or formerly of John Fisher; THENCE by the same South 44 degrees 45 minutes West, 135 feet to a post corner in line of land now or late of William Rhodes; THENCE by the same, South 45 degrees East, 25 feet to a corner in line of land now or formerly of Zula C. Fetterolf; THENCE by the same, North 44 degrees 45 minutes East, 135 feet through the center of a double dwelling house to an iron pin corner on the western side of East Street; THENCE by the same, North 45 degrees West, 25 feet to an iron pin corner in line of land of John Fisher, the place of BEGINNING.

The description for this deed was prepared from draft of W.H. Eyer dated January 7, 1930.

TRACT #2

ALL THAT CERTAIN messuage, tenement and lot of ground situate on the West side of East Street in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the West side of East Street, corner of lot now or late of Theodore Garrison; THENCE by said street North 45 degrees West, 25 feet to an iron pin, corner of other lot of Minnie A. Fetterolf; THENCE by the same South 44 degrees 45 minutes West, 135 feet to an iron pin corner in line of lot of William Rhodes; THENCE by said Rhodes lot South 45 degrees East, 25 feet to a post corner; THENCE by the same and lot of Theodore Garrison North 44 degrees 45 minutes East, 135 feet to the iron pin on East Street, the place of BEGINNING. Erected thereon is a housing accommodation and other improvements.

BEING the same premises which John S. Fetterolf, et al. by Deed dated May 14, 1985, and recorded May 15, 1985, in Columbia County Record Book 347, Page 1002, granted and conveyed unto A.J. Lenzini and A.C. Lenzini, his wife. Angeline Catherine Lenzini died September 1, 1985, survived by Amando Joseph Lenzini, her husband, who by reason thereof became vested in and to the entire interest in said premises as surviving tenant by the entireties.

IMPROVEMENTS: Residential dwelling

Tax ID # 05E-03-250-00,000

TITLE TO SAID PREMISES IS VESTED IN Alyssa M. Howe, by Deed from Mary Lenzini Howe and Emilia Parker, Co-Executors of the Estate of Armando J. Lenzini, aka, Armando Joseph Lenzini aka, Al Lenzini aka, A.J. Lenzini, aka, Armando Lenzini, deceased, dated 07/03/2015, recorded 07/09/2015 in Instrument Number 201505362.

PROPERTY ADDRESS: 380 EAST STREET A/K/A 378 EAST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-250-00,000

Seized and taken into execution to be sold as the property of ALYSSA HOWE in suit of FIRST HERITAGE FINANCIAL LLC.

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:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Commonwealth Of Pennsylvania

COUNTY OF COLUMBIA

FIRST HERITAGE FINANCIAL LLC
c/o Midwest Loan Services
616 Sheldon Avenue, Suite 300
PO Box 144
Houghton, MI 49931

COURT OF COMMON PLEAS
DOCKET NO. 2017-CV-174

2018 - ED - 68

v

ALYSSA M. HOWE
380 East Street, a/k/a 378 East Street
Bloomsburg, PA 17815

Writ Of Execution

(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

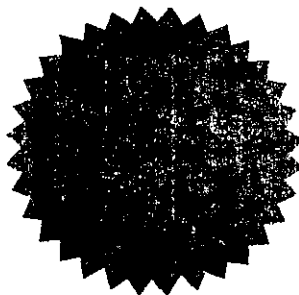
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 380 East Street, a/k/a 378 East Street, Bloomsburg, PA 17815 (see attached Exhibit I)

| | | |
|----------------------------|-----------------------------------|---------------|
| AMOUNT DUE | | \$ 117,255.96 |
| INTEREST FROM | 6/19/2018 to _____ (Sale Date) | |
| | at <u>6</u> % | \$ |
| TOTAL* | | \$ |
| *Plus costs to be endorsed | | |

Barbara N. Silvetti, Prothonotary

By:

Barbara N. Silvetti ISS
Deputy



Proth & Clerk of Sev. Courts
1100 N. 2nd St. Bloomsburg, PA 17815

COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
NO. 2017-CV-174

FIRST HERITAGE FINANCIAL LLC

v.

ALYSSA M. HOWE

Writ of Execution
(Mortgage Foreclosure)

COSTS

Amount due \$117,255.96
Interest from
6/19/2018 to

\$

(Sale Date) at
\$19.27 per diem

Attorney

Atty.'s Comm

Copies

Prothy

Sat

Sheriff's Costs

Foreclosure Costs

TOTAL

MARTHA E. VON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esq / No 52634

Heather Riloff, Esq / No 309906

Tyler J. Wilk, Esq / No 322247

649 South Ave, Ste 7

Secane, PA 19018

(610)328-2887

Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

LEGAL DESCRIPTION

TRACT #1

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the West side of East Street in line of land now or formerly of John Fisher;

THENCE by the same South 44 degrees 45 minutes West, 135 feet to a post corner in line of land now or late of William Rhodes;

THENCE by the same, South 45 degrees East, 25 feet to a corner in line of land now or formerly of Zula C. Fetterolf;

THENCE by the same, North 44 degrees 45 minutes East, 135 feet through the center of a double dwelling house to an iron pin corner on the western side of East Street;

THENCE by the same, North 45 degrees West, 25 feet to an iron pin corner in line of land of John Fisher, the place of BEGINNING.

The description for this deed was prepared from draft of W.H. Eyer dated January 7, 1930.

TRACT #2

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BEING the same premises which John S. Fetterolf, et al. by Deed dated May 14, 1985, and recorded May 15, 1985, in Columbia County Record Book 347, Page 1002, granted and conveyed unto A. J. Lenzini and A.C. Lenzini, his wife. Angeline Catherine Lenzini died September 1, 1985, survived by Armando Joseph

Lenzini, her husband, who by reason thereof became vested in and to the entire interest in said premises as surviving tenant by the entireties.

IMPROVEMENTS: Residential dwelling

Tax ID # 05E-03-250-00,000

TITLE TO SAID PREMISES IS VESTED IN Alyssa M. Howe, by Deed from Mary Lenzini Howe and Emilia Parker, Co-Executors of the Estate of Armando J. Lenzini, aka, Armando Joseph Lenzini aka, Al Lenzini aka, A.J. Lenzini, aka, Armando Lenzini, deceased, dated 07/03/2015, recorded 07/09/2015 in Instrument Number 201505362.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587-DN

COPY

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

CERTIFICATE OF COMPLIANCE

I certify that this filing complies 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 15, 2018

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587CAM-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

2018 - ED -68

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 380 East Street, a/k/a 378 East Street, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

Alyssa M. Howe
380 East Street, a/k/a 378 East Street
Bloomsburg, PA 17815

2. Name and address of defendant(s) in the judgment:

Alyssa M. Howe
380 East Street, a/k/a 378 East Street
Bloomsburg, PA 17815

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

NONE

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

NONE

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:

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200 ✓
Denver, CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380 ✓
Bloomsburg, PA 17815

Occupant
380 East Street, a/k/a 378 East Street ✓
Bloomsburg, PA 17815

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

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 15, 2018

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 380 East Street, a/k/a 378 East Street Bloomsburg, PA 17815 will be sold by the Sheriff of Columbia County on

Date of Sale: Sept. 5th 2018

Time of Sale: 9:00 AM

Place of Sale: Columbia County Courthouse, 35 W. Main Street, Bloomsburg, PA 17815.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2017-CV-174 in the Court of Common Pleas of Columbia County by First Heritage Financial LLC, Plaintiff against Alyssa M. Howe, Defendant(s). Judgment was entered in the amount of \$117,255.96. The property was seized and taken in execution as the property of Alyssa M. Howe.

The property to be sold at Sheriff's Sale is described as follows:

TRACT #1

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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Tax ID #05E-03-250-00,000

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2017-CV-174. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

We are debt collectors. This is an attempt to collect a debt and any information obtained may be used for that purpose.

REAL ESTATE OUTLINE

ED # 2018 ED 68

DATE RECEIVED 6-20-18
DOCKET AND INDEX 2017 CV 174

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>32671</u> |

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

SALE DATE Sept 5th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In re:

Alyssa M Howe,

Debtor 1

Chapter 13

Case No. 5:17-bk-01212-JJT

Order

Upon consideration of the Motion to dismiss the case, and having afforded notice and an opportunity for hearing,

ORDERED that the case is hereby dismissed as to Debtor 1.

Notwithstanding the dismissal of this case, the court retains jurisdiction over timely requests for payment of compensation pursuant to LR 2016-2(h).

Dated: June 6, 2018

By the Court,

A handwritten signature in black ink, appearing to read "John J. Thomas".

Honorable John J. Thomas
United States Bankruptcy Judge
By: REshelman, Deputy Clerk

ordsmiss (05/18)

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587CWE-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

- ☐ FHA – Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit
- ☒ That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:
- (a) Service of the Notice on the Defendants
 - (b) Expiration of the 30 days since Service of the Notice
 - (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

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

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

:

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 380 East Street, a/k/a 378 East Street, Bloomsburg, PA 17815:

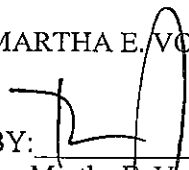
1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Alyssa M. Howe
380 East Street, a/k/a 378 East Street
Bloomsburg, PA 17815:

I verify that the statements made in this affidavit are true and upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY:


Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

WAIVER OF WATCHMAN AND WAIVER OF 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: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 15, 2018

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

#41587CFJ-DN

FIRST HERITAGE FINANCIAL LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2017-CV-174

ALYSSA M. HOWE
Defendant(s).

NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel, P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
6. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

This verification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: June 18, 2018

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BEING the same premises which John S. Fetterolf, et al. by Deed dated May 14, 1985, and recorded May 15, 1985, in Columbia County Record Book 347, Page 1002, granted and conveyed unto A. J. Lenzini and A.C. Lenzini, his wife. Angeline Catherine Lenzini died September 1, 1985, survived by Armando Joseph Lenzini, her husband, who by reason thereof became vested in and to the entire interest in said premises as surviving tenant by the entireties.

Tax ID #05E-03-250-00,000

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2017-CV-174. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

We are debt collectors. This is an attempt to collect a debt and any information obtained may be used for that purpose.

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 13491 | Carrier / service: | USPS Server | First-Class Mail® | 6/22/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PA DEPT OF WELFARE

P.O. BOX 2675

Tracking #: 71901140006000132685

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 13492 | Carrier / service: | USPS Server | First-Class Mail® | 6/22/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PA DEPT OF REVENUE

BUREAU OF INDIVIDUAL
TAXES

P.O. BOX 280603

Tracking #: 71901140006000132692

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 13492 | Carrier / service: | USPS Server | First-Class Mail® | 6/22/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PA DEPT OF REVENUE

BUREAU OF INDIVIDUAL
TAXES

P.O. BOX 280603

Tracking #: 71901140006000132692

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 13493 | Carrier / service: | USPS Server | First-Class Mail® | 6/22/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

CHIEF EXPLORATION &
DEVELOPMENT LLC

5956 SHERRY LANE SUITE 1500

Tracking #: 71901140006000132708

Doc Ref #: 2018ED68

Postage 5.4200

DALLAS TX 75225

Document Receipt

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Ship to:

RADLER 2000 LIMITED PARTNERS

3131 WEST 7TH STREET SUITE 400

Tracking #: 71901140006000132715

Doc Ref #: 2018ED68

Postage 5.4200

FORT WORTH TX 76107

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RADLER 2000 LIMITED PARTNERS
3131 WEST 7TH STREET SUITE 400

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FORT WORTH TX 76107

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Ship to:

ENERPLUS RESOURCES USA

US BANK TOWER

950 17TH STREET SUITE 2200

Tracking #: 71901140006000132722

Doc Ref #: 2018ED68

Postage 5.4200

DENVER CO 80202

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Ship to:

PA DEPART OF REVENUE

INHERITANCE TAXDIVISON

P.O. BOX 280601

Tracking #: 71901140006000132678

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Postage 5.4200

HARRISBURG PA 17128

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Ship to:

PA DEPART OF REVENUE

INHERITANCE TAXDIVISON

P.O. BOX 280601

Tracking #: 71901140006000132678

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17128

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Ship to:

ATTY GEN OF THE US

TAX DIVISON

P.O. BOX 227

Tracking #: 71901140006000132661

Doc Ref #: 2018ED68

Postage 5.4200

WASHINGTON DC 20044

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000132654

Doc Ref #: 2018ED68

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000132654

Doc Ref #: 2018ED68

Postage 5.4200

PHILADELPHIA PA 19107-4214

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000132647

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17105

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000132647

Doc Ref #: 2018ED68

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HARRISBURG PA 17105

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000132630

Doc Ref #: 2018ED68

Postage 5.4200

PHILADELPHIA PA 19106

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000132630

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000132623

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17128

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COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000132623

Doc Ref #: 2018ED68

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HARRISBURG PA 17128

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



71901140006000132654

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

68

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



RADLER 2000 LIMITED PARTNERS
3131 WEST 7TH STREET SUITE 400

FORT WORTH TX 76107

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MARTHA E. VON ROSENSTIEL P/C
FARMINGTON
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SEACANE, PA 19018

PNC BANK NATIONAL ASSOCIATION
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6/15/2018

PAY TO THE ORDER OF Sheriff Of Columbia County /

One Thousand Three Hundred Fifty and 00/100 ***** \$ **1,350.00



PROTECTED AGAINST FRAUD

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MEMO 41587 2-12N

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