COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FIRST HERITAGE FINANCIAL VS	ALYS	SSA HOWE	
NO. 68-2018 ED	NO.	174-2017	JD
date/time of sale: $N\omega$. 7	, 20	018 @ 9:00 AN	M
BID PRICE (INCLUDES COST)	\$	198,59	29600,00
POUNDAGE – 2% OF BID	\$	580,00	_
TRANSFER TAX – 2% OF FAIR MKT	\$		otore.
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURC	HASE		\$ 5578.59
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			9
TOTAL DUE:			s_5578,59
LESS DEPOSIT:			\$ 1354,00
DOWN PAYMEN	NT:		\$
TOTAL DUE IN	8 DAYS	3	s <u>4278,59</u>

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 227214 Customer:

Invoice Date: 01/30/2019 10:07:59 AM Last Change:

RECEIPT

Reg/Drw ID: 0101 By: HAS

Receipt By: MAIL

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



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.

ment. However, it is recommended th						
A. CORRESPONDENT - All inc	quiries n	nay be dire	cted to the following	person:	Mumber	
Martha E. Von Rosenstiel, Esquire					28-2887	
Mailing Address			City		State	Zip Code
649 South Avenue, Unit #7			Secane		PA PA	19018
B. TRANSFER DATA						
Date of Acceptance of Document 11/7/2018						
Grantor(s)/Lessor(s) Timothy T. Chamberlain, Sheriff of	Telephone N (570) 389		Grantee(s)/Lessee(s) Federal National Mortgage	Association	Telephone I	Number:
Columbia County	(3/0) 30:	7-JUZZ	("Fannie Mae"), a corporat	ion organized		
Columbia County			and existing under the law	s of the United		
			States of America			
					<u> </u>	
Mailing Address Court House, P.O. Box 380			Street Address 14221 Dallas Parkway, Sui	te 1000		
City	State	Zip Code	City		State	Zip Code
Bloomsburg	PA	17815	Dallas		TX	75254
a Dell Corter Local Trotal	<u> </u>		,			
C. REAL ESTATE LOCATION Street Address			City, Township, Borough			
380 East Street, a/k/a 378 East Street,Blo	oomsbura P	A 17815	Bloomsburg			
200 200 20 20 4 4 1 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2						
County	School Distr		Dishulah	Tax Parcel Number 05E-03-250-00,0	200	
Columbia	Bloomsbi	urg Area School	District	036-03-230-00,0	700	
D. VALUATION DATA	1			1.00		
		? 🔲 Y 🔯	NI .			
Was transaction part of an assignment of 1. Actual Cash Consideration	2. Other Co		IN	3. Total Consideration	n	
\$5.578.59	+ \$0.00	Z. Odici Consideration		= \$5,578.59		
County Assessed Value		S. Gennier, Edit Harden Control		6. Computed Value		
\$37,994.00	X 3.88	tions for our	anantian status	= \$147,416.72		
E. EXEMPTION DATA — Refer 1a. Amount of Exemption Claimed		tage of Grantor's Inte		1c. Percentage of Gra	intor's Interest	Conveyed
\$147,416.72	ID. FEICEII		100% 100%			
2. Check Appropriate Box Be	low for I	Exemption	Claimed.			
Will or intestate succession.		-				
		(Na	me of Decedent)		(Estate Fi	le Number)
Transfer to a trust. (Attach comp	lete copy of	trust agreemer	nt identifying all beneficiaries.)		
Transfer from a trust. Date of tra						
If trust was amended attach a co	opy of origi	nal and amende	ed trust.			
Transfer between principal and a	gent/straw	party. (Attach	complete copy of agency/stra	w party agreemer	nt.)	
Transfers to the Commonwealth,	the U.S.a	nd instrumental	ities by gift, dedication, conde	emnation or in lieu	u of conden	nna-
tion. (If condemnation or in lieu	of condem	ınation, attach d	copy of resolution.)			
Transfer from mortgagor to a hol	der of a mo	ortgage in defau	ılt. (Attach copy of mortgage	and note/assignment	nent.)	
Corrective or confirmatory deed.	(Attach co	mplete copy of	the deed to be corrected or co	onfirmed.)		
Statutory corporate consolidation	, merger or	division. (Atta	ch copy of articles.)			
Other (Please explain exemption	claimed.) I	Exempt under	r 72 P.S. Section 8102-C.	3(2). This is a	<u>transfer i</u>	<u>into Fannie Mae</u>
a GSE exempt from State and	Local Tra	nsfer Taxes	by Federal Statute			
1						
Under penalties of law, I declare th	at Thans	waminad this	statement including acco	mnanving info	mation. a	nd to the best of
my knowledge and belief it is true,	correct at	examineu Mis ad complete	Statement, including acce	mipanymy moi	macon a	
Signature of Correspondent or Responsible Party	- COLI COLI (4)	complete		Date		12 2010
					November	13, 2018

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

TX Result Report

LC:00037232 Serial No. A6VF011029028 01/05/5019 15:12

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	Start Time	əmiT	Prints	Result

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Addressee	Start Time	əmiT	arnin9	Result	etoV

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused Result

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

910N

FWD: Forward | Fcode: F-Code BUL: Bulletin | FAX: Internet Fax ORG: Original Size

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

PACSIMILE TRANSMITTAL SHEET Cal Co Shand PAX NUMBER: (010 - 328 - 016 3 PHONE NUMBER: SENDER'S REFERENCE NUMBER YOUR REPERENCE NUMBER □ URGENT FOR REVIEW \square please comment T PLEASE REPLY NOTES/COMMENTS:
ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLICASE CALL, 570,389,5622, THANK YOU.

1910NE (870) 389-8622

24 HOUR PHONE (570) 764-6300

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

	FACSIMILE TRANSMITTAL SHEET
TO: Barbara	FROM: Cal Co Shoult
COMPANY:	DATE: (-2-19
FAX NUMBER: 610 - 328 - 016	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:
☐ URGENT ☐ FOR REV	iew 🏻 please comment 🗬 please reply 🗘 please recycle
NOTES/COMMENTS: ATTACHED ARE OFFICE. IF YOU HA	DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S VE 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 JE)
DATE/TIME OF SALE: $N\omega$. 7	, 2018 @ 9:00 AM	
BID PRICE (INCLUDES COST)	s 4998,59 6	79600,00
POUNDAGE – 2% OF BID	\$ 580,60	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$ 5578.59
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	1	
TOTAL DUE:		\$ 5578.59
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	s 4278,59

\$ 2017 eville Danvara Louis 2875

Vantonia Louis 2875

Louis L

,

TX Result Report

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

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused Result

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

THYMK AOD: IN OUTSTIONS CONCERNING THESE DOCUMENTS: UNENTS FROM THE COUNTY SHERFIFS	MOTEST CALL STO.389,5622. ATTACHED ARE DOCUMENTED AND HAVE A
TOADER REVEIT THEY REPORT TO A TOADER REPORT OF THE VERY RECORD TO A TOADER REPORT OF THE VERY RECORD TO A TOADER REPORT OF THE VERY REPORT OF THE	П пвсвыт П РОв квутву
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SHERIFF OF COURT H TIMOTHY T. CHAMBERLAIN

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff FIRST HERITAGE FINANCIAL LLC V	Defendant S. ALYSSA HOWE
Attorney for the Plaintiff:	Sheriff's Sale Date: Wednesday, November 7, 2018
MARTHA E VON ROSENSTEIL, ESQ 649 SOUTH AVENUE	Writ of Execution No.: 2017CV174
SECANE, PA 19018	Advance Sheriff Costs: \$1,350.00
Location of the real estate: 380 EAST STREET A/K/A 37	78 EAST STREET, BLOOMSBURG, PA 17815

Sheriff Costs

	Grand Total:	\$4,998.59
	Total Distribution Costs	\$72.75
Recording Fees		\$72.75
Distribution Costs		
	Total Municipal Costs	\$2,584.84
Sewer		\$2,584.84
Sewer		ተጋ ደርላ ዕላ
Municipal Costs	1010. 010.11. 0000	7-, 1100
	Total Sheriff Costs	\$2,341.00
Continued or Cancelled Sale	Postponed to: 11/7/2018	\$10.00
Surcharge		\$180.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$8.50
Distribution Form		\$25.00
Service Mileage		\$6.00
Service		
Web Posting		\$25.00 \$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$35,00 \$100,00
Sheriff Automation Fund Sheriff's Deed		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,380.00
Posting Handbill		\$15.00
Mailing Costs		\$54.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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. #49587MSP-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

NO. 2017-CV-174

v.

ALYSSA M. HOWE Defendant(s).

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

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

Date: September 04, 2018

MARTHA E. VON ROSENSTIEL, P.C.

RY.

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

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).

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.

Martha E. Von Rosehstiel, Esquire Heather Riloff, Esquire

Tyler J. Wilk, Esquire

Attorneys for Plaintiff

Dated: September 04, 2018

Date: 9/5/2018 9:08:24 AM

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

dry Seamons

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, DEPUT

SO ANSWERS,

July 31, 2018

T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

31ST day of

JULY

2018

Sarah Jan Klingaman

NOTARY

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 ROSPEMDOWSKI /DEPUT

SO ANSWERS,

July 11, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

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

(c) CountySulte Sheriff, Teleosoft, Inc.

NOTARY

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.

}

llegations in the foregoing statement as to time, pl	ace, and character of publication are true.
•	ath O 1 10
Sworn and subscribed to before me this2	9m day of Cugust 2018
Sworn and subscribed to before me this2	Karin M. Beach
	(Notary Public)
Cor	nmonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County If commission expires May 13, 2022 Commission number 1283596
Mar	mber, Pennsylvania Association of Notaries
And now,, 20	
fee for this affidavit have been paid in full.	•

SHERIFF'S SALE COST SHEET

		VS			
NO	ED NO	JD	DATE/TIM	E OF SALE	
DOCKET/RE	THEN		\$15.00		
SERVICE PE		4	255,06		
LEVY (PER I		4	\$15.00		
MAILING CO		Q	54,00		
	NG SALE BILLS &		\$17.50		
	NG SALE (NEWS)		\$15.00		
MILEAGE	TO STILL (TILL II S.	(111 1211)	6,00		
POSTING HA	ANDRILL	•	\$15.00		
	JOURN SALE		\$10.00		
SHERIFF'S I			\$35.00		
TRANSFER			\$25.00		
DISTRIBUTI			\$25.00		
COPIES		(8 7 50		
NOTARY		•	10.60		
	TOTAL *	*****	******	\$ 506,00	
WED DOCTH	NC		\$150.00		
DDECC ENTI	EDDDISE INC	マーバ ・	\$1380,0	D	
CULTUD:	EKTRISE INC.	0 1	\$100.00		
SOLICITOR	NG ERPRISE INC. S SERVICES TOTAL *	*****	*****	\$ 1630,00	
	101112			- <u></u>	
PROTHONO	TARY (NOTARY OF DEEDS TOTAL *)	\$10.00		
RECORDER	OF DEEDS	and the state of t	\$ <u>73,75</u>	· 8775	
	TOTAL *	*********	*****	\$ 000 13	
REAL ESTA	TE TAXES:				
BORG	O, TWP & COUNT	TY 20	\$		
SCHO	OOL DIST.	20	\$		
DELI	NQUENT	20	\$ <u>5,60</u> ******	~ nA	
	TOTAL *	******	*****	\$ 3,00	
MUNICIPAI	L FEES DUE:		1		
SEW!	ER	20	\$ 058484		
WAT	ER	20	\$		
	TOTAL *	***** ** ***	******	\$ <u> 2584,84</u>	
SHECHARG	E FEE (DSTE)			\$180,60	
MISC.	,		\$	+ <u>' </u>	
141100			\$		
	TOTAL '	 *******	******	\$	
					\$ 4788,5°
	LOTAL.		ENING BID)		9 / / (O) ()

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	RITAGE FINANCIAL LLC			Case Number
vs. HOWE, AL	YSSA			2017CV174
	SERVICE CO	VER SHE	ET	
Service De	tails:			
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			
				1 5
Serve To:		Final Servi		
Name:	(POSTING)	Served:	Personally · Ac	lult In Charge (Posted) Other
Primary Address:	380 EAST STREET A/K/A 378 EAST STREET	Adult In Charge:	£	Dol
Phone:	BLOOMSBURG, PA 17815 DOB:	Relation:	e e e e e e e e e e e e e e e e e e e	;
Alternate Address:		Date:	7/3/18	Time: (\S7
Phone:		Deputy:	· 4	Mileage:
Attorney /	Originator:			
Name:	MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887	
Service At	tempts:	***		·
Date:				
Time:				
Mileage:				
Deputy:				
Service At	ttempt Notes:			
1.				
2.				
3.				
4.				
5.				
6.				

(POSTING)

2017CV174

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

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

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer

Date: 07/19/2018

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

TAX AMOUNT PENALTY DISCOUNT PAID BALANCE YEAR TAX TYPE 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

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

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.

Martha E. Von Rosenstiel, Esquire

Heather Riloff, Esquire Tyler J. Wilk, Esquire Attorneys for Plaintiff

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ESTABLE PITNEY BOWES SCRD Fee Signature Confirmation Restricted Delivery 8.051 V Sc ag noipemifinop enutengis UNITED SE PbST 1 R. Fee Return Receipt SECAN 문 음 Restricted Delivery ASRD Fee Adult Signature Restricted Delivery ASR Fee Adult Signature Required Due Sender if Insured Value Actual Value if Registered additional copies of this receipt). Postmark with Date of Receipt. (if issued as an international certificate of mailing or for Handling Charge Affix Stamp Here Handling Charge - if Registored and dver \$50,000 in value (Extra Service) Fee Postage 47 47 47 47 .47 47 Signature Confirmation Signature Confirmation □ Priority Mail Express Restricted Delivery Return Receipt for Addressee (Name, Street, City, State, & ZIP Code**) ☐ Registered Mail Merchandise of receiving employee) Care 380 East Street, a/k/a 378 East Street ☐ Adult Signature Restricted Delivery Certified Mail Restricted Delivery
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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

ν.

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. XON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esquire

Heather Riloff, Esquire Tyler J. Wilk, Esquire Attorneys for Plaintiff

Dated: June 15, 2018

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HEF vs. HOWE, AL	RITAGE FINANCIAL LLC YSSA			Case Number 2017CV174
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Serve To:		Final Servi	če:	
Name:	ALYSSA HOWE	Served:	Personally Ad	ult In Charge Posted · Other
Primary Address:	380 EAST STREET BLOOMSBURG, PA 17815	Adult In Charge:	Joule	J Curry
Phone:	DOB:	Relation:	B	OFFICELLO
Alternate Address:	570.854.6790	Date:	8(01/5	Time:
Phone:		Deputy:	4	Mileage:
Attorney / (Name:	Originator: MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887	
Service Att	empts:	1. 1.25 %	<i>3</i> 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
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OWE, ALYSSA

2017CV174

380 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HE vs. HOWE, AL	RITAGE FINANCIAL LLC LYSSA				Number 7CV174
	SERVICE	COVER SHE	EET		
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Name:	OCCUPANT	Served:	Personally · Ad	ult In Charge (Posted Other
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Phone:	DOB:	Relation:	\$ \$ \$,		
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2017CV1

378 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST HER vs. HOWE, AL	RITAGE FINANCIAL LLC YSSA				Number 7CV174	
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Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816	Adult in Charge:		pubo4		
Phone:	570-784-1581 DOB :	Relation:				
Alternate Address:		Date:	4/25/18	Time:	0847	
Phone:		Deputy:	4	Mileage:	e Barrioria	
Attorney / (Originator:					
Name:	MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887		va	
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01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST HERITAGE FINANCIAL LLC vs. HOWE, ALYSSA					Case Number 2017CV174			
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Phone:	DOB:	Relation:		LERK				
Alternate Address:		Date:	425/18	Time:	0847			
Phone:		Deputy:	4	Mîleage:				
Attorney / Name:	<i>Originator;</i> MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887	A CONTRACTOR OF THE CONTRACTOR				
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST HEI vs. HOWE, AL	RITAGE FINANCIAL LLC LYSSA				Number 7CV174
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Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adult in Charge · Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	MICHELLE	- SALITI	W
Phone:	DOB:	Relation:	CLECK		
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Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887		
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DOMESTIC RELATIONS OF 2017-CV174

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. HOWE, ALYSSA			Case Number 2017CV174			
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Name:	Columbia County Tax Office	Served:	Personally · Adu	ılt In Charge	Posted · Other	
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Phone:	570-389-5649 DOB :	Relation:	CLECK			
Alternate Address:		Date:	4/25/18	Time:	0825	
Phone:	t	Deputy:	4	Mileage:		
Attorney /	Originator:	**************************************	Section 1.	er er		
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PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2017CV174

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815	Adult In Charge:	Shea Auderson				
Phone:	DOB:	Relation:	Cc	ERK			
Alternate Address:		Date:	6/25/18	Time:	080s		
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Attorney / (Onginator:		the same annual contraction of the same and	jan et	The second second of the second secon		
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COLUMBIA COUNTY ADUL 2017CV174

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST HEI vs. HOWE, AL	RITAGE FINANCIAL LLC .YSSA				Number 7CV174		
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Category:	ry: Real Estate Sale - Sale Notice Zone:						
Manner:	< Not Specified >	Expires:	V	Warrant:			
Notes:	SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi					
Name:	REGISTER OF WILLS	Served:	Personally Adu	It In Charge	Posted · Other		
Primary Address:	35 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	Holly STEWART				
Phone:	DOB:	Relation:	CLELL				
Alternate Address:	g transfer for a last offer transfer transfer out to be added for the policy of the po	Date:	0625118	Time:	0809		
Phone:	The second of the text to depend on the form of the control of the control of the control of the second of the control of the	Deputy:	N	Mileage:			
Attorney /	Originator:			en kan kan di dia	**		
Name:	MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887		· · · · · · · · · · · · · · · · · · ·		
Service Att	tempts:			e service e			
Date:					and for humble described as a market and search of the entertain and the described as an entertain as an enter		
Time:	Angelia de la Contra de Co						
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Service At	tempt Notes:	·		· Jan			
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6.					-		

REGISTER OF WILLS

017CV174

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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: 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 Shelden Avenue, Suite 300 PO Box 144 Houghton, MI 49931

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

2018 - ED-68

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 INTEREST FROM

117,255.96

6/19/2018 to (Sale Date)

at 6 %

\$

TOTAL*

\$

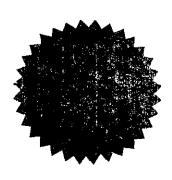
*Plus costs to be endorsed

Barbara N. Silvetti, Prothonotary

By:

Barbara D. July 189 Deputy

> Proth & Clerk of Sev. Courts M. Co. Ox in Monday is 2000



OF COLUMBIA COUNTY

NO. 2017-CV-174

FIRST HERITAGE FINANCIAL LLC

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

FIRST HERITAGE FINANCIAL LLC Plaintiff,

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-174

ALYSSA M. HOWE Defendant(s).

v.

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

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 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.

#41587-DN

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,

v.

COURT OF COMMON PLEAS COLUMBIA COUNTY

COMY

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. ON ROSENSTIEL, P.C.

Martha B. 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

2018 - ED-68

Defendant(s).

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. YON 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:

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;

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

TRACT #2

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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 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.

REAL ESTATE OUTLINE

ED # 3018 ED 68

DATE RECEIVED (e-20-1	8		
DOCKET AND INDEX 2017	CV174		
	•		
CHECK FOR PROPER	INFO.		
WRIT OF EXECUTION	<u>X</u>		
COPY OF DESCRIPTION	X		
WHEREABOUTS OF LKA	X		
NON-MILITARY AFFIDAVIT	X		
NOTICES OF SHERIFF SALE	_χ		
WAIVER OF WATCHMAN	<u> </u>		
AFFIDAVIT OF LIENS LIST	<u> </u>		
CHECK FOR \$1,350.00 OR	<u>γ</u> Cl	K# <u>3247)</u>	
IF ANY OF ABOVE IS MISSING DO NOT PROCEED			
	O 1 5th	0150	
SALE DATE	Sipt 5" TI	ме <u>9:00 </u>	
POSTING DATE	- COT		
ADV. DATES FOR NEWSPAPER	1 ST WEEK		
	2 ND WEEK		
	3 RD WEEK		

UNITED STATES BANKRUPTCY COURT MIDDLE DISTRICT OF PENNSYLVANIA

In re:

Alyssa M Howe,

Chapter

13

Debtor 1

Case No.

5:17-bk-01212-JJT

<u>Order</u>

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,

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

ordsmiss (05/18)

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

XX 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.

Martha E. Von Rosenstiel, Esquire

Heather Riloff, Esquire Tyler J. Wilk, Esquire Attorneys for Plaintiff

FIRST HERITAGE FINANCIAL LLC Plaintiff,

COURT OF COMMON PLEAS COLUMBIA COUNTY

٧.

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.

BY:

MARTHA E. VON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esquire

Heather Riloff, Esquire Tyler J. Wilk, Esquire Attorneys for Plaintiff

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

FIRST HERITAGE FINANCIAL LLC Plaintiff,

COURT OF COMMON PLEAS COLUMBIA COUNTY

٧.

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

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.

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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.

Print Your Documents Page 1 of 1

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

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

Ship to:

BUREAU OF INDIVIDUAL TAXES PAIDEPT OF REVENUE

71901140006000132692 P.O. BOX 280603 Tracking #:

Doc Ref #: 2018ED68

Postage 5.4200

HARRISBURG PA 17128

Page 1 of 1 Print Your Documents

Document Receipt

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

Ship to:

BUREAU OF INDIVIDUAL TAXES PA DEPT OF REVENUE

71901140006000132692 Tracking #: P.O. BOX 280603

Doc Ref #: 2018ED68

5.4200 Postage

HARRISBURG PA 17128 Print Your Documents Page 1 of 1

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

Trans # 13494

Carrier / service:

USPS Server First-Class Mail®

6/22/2018 12:00:00 AM

Ship to:

RADLER 2000 LIMITED PARTNERS

3131 WEST 7TH STREET SUITE 400

Tracking #:

71901140006000132715

Doc Ref #:

2018ED68

5.4200

Postage

FORT WORTH TX 76107

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Document Receipt

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DEPARTMENT 281230

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HARRISBURG PA 17128

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



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