

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
SALLY LONGENBERGER

Case Number
2019CV1131

PROPERTY ADDRESS
52 WORMAN STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
03/16/2020	Advance Fee	Advance Fee	940495	\$0.00	\$1,350.00
03/16/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/16/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/16/2020	Crying Sale			\$10.00	\$0.00
03/16/2020	Docketing			\$15.00	\$0.00
03/16/2020	Levy			\$15.00	\$0.00
03/16/2020	Mailing Costs			\$42.00	\$0.00
03/16/2020	Posting Handbill			\$15.00	\$0.00
03/16/2020	Press Enterprise Inc.			\$1,697.45	\$0.00
03/16/2020	Sheriff Automation Fund			\$50.00	\$0.00
03/16/2020	Web Posting			\$100.00	\$0.00
09/04/2020	Service			\$180.00	\$0.00
09/04/2020	Service Mileage			\$8.00	\$0.00
09/04/2020	Copies			\$6.00	\$0.00
09/04/2020	Notary Fee			\$10.00	\$0.00
09/04/2020	Tax Claim Search			\$5.00	\$0.00
09/04/2020	Surcharge			\$130.00	\$0.00
				\$2,315.95	\$1,350.00

TOTAL BALANCE:	\$(965.95)
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KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

May 26, 2020

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: REVERSE MORTGAGE SOLUTIONS, INC.

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS

No. 2019 CV 1131

KML File#: 195950FC

Property Address: 52 Worman Street, Bloomsburg, PA 17815

Sheriff's Sale Date: July 29, 2020

Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for July 29, 2020 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
Tara Busa – Supervisor
(215) 825-6379
PASALES@KMLLAWGROUP.COM

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, kmcdonald@kmlawgroup.com

cc:

SALLY LONGENBERGER FKA SALLY HENDRICKS - 52 Worman Street, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

<u>Plaintiff</u>	vs.	<u>Defendant</u>
REVERSE MORTGAGE SOLUTIONS INC		SALLY LONGENBERGER

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, September 9, 202

Writ of Execution No. : 2019CV1131

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 52 WORMAN 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,697.45
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	\$180.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,510.95**

Distribution Costs

Recording Fees	\$73.75
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Total Distribution Costs **\$73.75**

Grand Total: **\$2,584.70**

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

REVERSE MORTGAGE SOLUTIONS INC VS. SALLY LONGENBERGER

NO. 26-2020 ED

NO. 1131-2019 JD

DATE/TIME OF SALE: SEPTEMBER 9, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

1131-19
26-20

NO. _____ ED NO. _____ vs. Longenberger
JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.60</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>6.00</u>	
NOTARY	\$ <u>19.00</u>	
TOTAL *****		\$ <u>418.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1697.45</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1947.45</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>73.75</u>	
TOTAL *****		\$ <u>83.75</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2584.70

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 03/18/20

Account:

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

Ad ID: 1193553
Description: **SALLY LONGENBERGER**
SHERIFF SALE
Run Dates: **05/06/20 to 05/20/20**
Class: **2**
Ageate Lines: **261**
Blind Box:

Total Ad Cost \$1,697.45
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/06/20	05/20/20	3	\$1,697.45

LEGAL NOTICE

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1131

before 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, MAY 27, 2020 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 my property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THREE (3) PARCELS three tracts of land situate in the Village of Lapp, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: ULGIBBING at a corner on Canal Street said corner being on line of land of Mary Olive Harrison and being distant in a southerly direction 118 feet from the corner of Main and Canal Streets.

TRACT NO. 2: BUCKLEBUSH along said Canal Street 12 feet to land now estate of Albert B. Hartman and Marie B. Hartman.

TRACT NO. 3: ULGIBBING at a corner on Canal Street said corner being on line of land of Mary Olive Harrison and being distant in a southerly direction 118 feet from the corner of Main and Canal Streets.

TRACT NO. 4: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 5: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 6: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 7: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 8: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 9: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 10: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 11: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 12: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 13: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 14: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 15: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 16: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 17: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 18: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 19: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 20: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 21: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 22: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 23: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 24: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 25: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 26: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 27: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 28: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 29: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 30: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 31: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 32: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 33: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 34: BUCKLEBUSH at a corner on Canal Street and an alley.

TRACT NO. 35: BUCKLEBUSH at a corner on Canal Street and an alley.

Attorney for the Plaintiff
KARL LAYTON, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020


IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

PROthonotary
FILED

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS


James T Micklow 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, published on dates listed below, and 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 was 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.

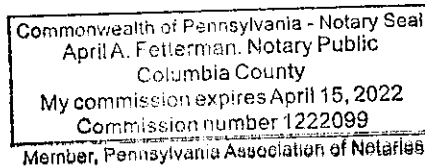
Ad Text: SALLY LONGENBERGER SHERIFF SALE

Date(s) Published: 5/6/2020, 5/13/2020, 5/20/2020



Sworn and subscribed to before me
this 29 day of may 20 20.


(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.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

May 26, 2020

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: REVERSE MORTGAGE SOLUTIONS, INC.
vs.
SALLY LONGENBERGER FKA SALLY HENDRICKS
No. 2019 CV 1131
KML File#: 195950FC

Property Address: 52 Worman Street, Bloomsburg, PA 17815
Sheriff's Sale Date: July 29, 2020
Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for July 29, 2020 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
Tara Busa – Supervisor
(215) 825-6379
PASALES@KMLLAWGROUP.COM

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, kmcdonald@kmlawgroup.com

cc:
SALLY LONGENBERGER FKA SALLY HENDRICKS - 52 Worman Street, Bloomsburg, PA 17815

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

REVERSE MORTGAGE SOLUTIONS, INC.

Plaintiff

vs.

SALLY LONGENBERGER
FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

CERTIFICATE OF SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Special Order of Court Entered Pursuant to P.A.R.C.P. 3129.3(a) was served on the following parties by regular mail on the date listed below.

SALLY LONGENBERGER FKA SALLY HENDRICKS,
Defendant
52 Worman Street, Bloomsburg, PA 17815

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO
Box 380 Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of
Child Support Enforcement Health and Welfare Bldg. - Room
432 P.O. Box 2675 Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE BUREAU OF
COMPLIANCE
P.O. BOX 281230 HARRISBURG, PA 17128-1230

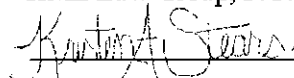
PENNSYLVANIA DEPARTMENT OF LABOR &
INDUSTRY 651 Boas Street Harrisburg, PA 17121

TENANTS/OCCUPANTS
52 Worman Street Bloomsburg, PA 17815

SECRETARY OF HOUSING & URBAN DEVELOPMENT
451 Seventh Street, SW Washington, DC 20410

Date: 05/22/2020

KML Law Group, P.C.



Kristen Stears
Legal Assistant

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

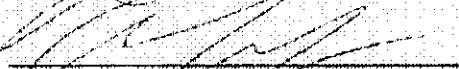
41-1137

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

BY THE COURT


Thomas A. James, Jr.

P.C.

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

**SALLY LONGENBERGER FKA SALLY
HENDRICKS**
Mortgagor(s) and Record Owner(s)
52 Worman Street, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

TX Result Report

P 1

05/21/2020 12:46

Serial No. A6VF011029028

TC:00083340

Addressee	Start Time	Time	Prints	Result	Note
912156277734	05-21 12:36	00:10:08	008/008	OK	ORG

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

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

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>KML</u>	FROM: <u>Columbia Co Sheriff</u>
COMPANY:	DATE: <u>5.21.2020</u>
FAX NUMBER: <u>215-627-7734</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Order - Sheriff Sale</u>	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.

Postponement Order on Sheriff Sale

Hawk - 2020 ED 1
 Murphy - 2019 ED 134
 Schrader - 2019 ED 119
 Zerbe - 2020 ED 8

Bowman - 2019 ED 144
 Longenberger - 2020 ED 24
 Welch - 2020 ED 22

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement

May 27, 2020 to

July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

#1-MV-

SPECIAL ORDER OF COURT

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And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

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3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
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6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

CLERK OF COURT
COLUMBIA COUNTY
2020 MAY 20 P 1:48
FILED
PROTHONOTARY

BY THE COURT


Thomas A. James, Jr. P.J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 52 WORMAN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4/21/20

Time:

12:50

Deputy:

8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV1131

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

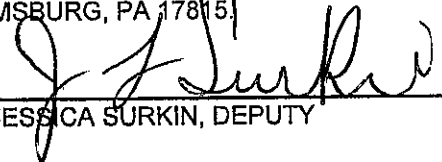


REVERSE MORTGAGE SOLUTIONS INC
vs.
SALLY LONGENBERGER

Case Number
2019CV1131

SHERIFF'S RETURN OF SERVICE

04/21/2020 12:50 PM - DEPUTY JESSICA SURKIN, 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 52 WORMAN STREET, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

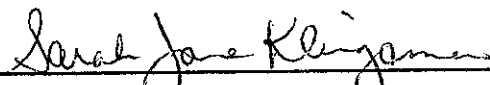
April 22, 2020

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

22ND day of APRIL, 2020



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

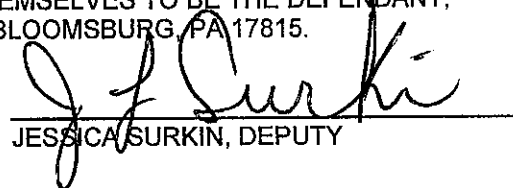


REVERSE MORTGAGE SOLUTIONS INC
vs.
SALLY LONGENBERGER

Case Number
2019CV1131

SHERIFF'S RETURN OF SERVICE

03/17/2020 05:23 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SALLY LONGENBERGER AT 52 WORMAN STREET, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2020

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

18TH day of MARCH, 2020



Plaintiff Attorney: KML LAW GROUP, P.C., 101 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SALLY LONGENBERGER

Primary Address: 52 WORMAN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult in Charge Posted Other

Adult In Charge:

Relation:

Date: 3/17/20

Time: 17:23

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LONGENBERGER, SALLY

2019CV1131

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 52 WOMAN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Sally Longenberger

Relation: Occupant

Date: 3/17/20 Time: 17:23

Deputy: 8 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2019CV1131

52 WOMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019 CV 1131

2020-ED-26

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 52 Worman Street, Bloomsburg, PA 17815

AMOUNT DUE \$132,974.10

Interest From 03/10/2020
to the Date of Sheriff's Sale
at per diem rate of \$22.75

(Costs to be added)

Dated: 3/11/2020

Barbara N. Stewart

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy *Stephen May*

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Michelle Fried

Relation: Clerk (stand in)

Date: 3/17/20 Time: 15:48

Deputy: 8 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1131 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



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 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: Sherri Evans

Relation: Clerk

Date: 3/17/20 Time: 15:43

Deputy: Deputy Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1131

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

ALL THOSE CERTAIN three tracts of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Tract No.1 - BEGINNING at a corner on Canal Street, said corner being on line of land of Mary Olive Hartman, and being distant in a southwardly direction 118 feet from the corner of Main and Canal Streets;
THENCE southwardly along said Canal Street 12 feet to land now or late of Albert B. Hartman and Marie B. Hartman;
THENCE along said land now or late of Albert B. Hartman and Marie B. Hartman westwardly 48.6 feet to Lot of Rebecca Turner, wife of John Turner;
THENCE by the same northwardly 12 feet to a corner; and
THENCE eastwardly by a line parallel with said line now or late of Albert H. Hartman and Marie B. Hartman 48.6 feet to the place of BEGINNING.

TRACT NO.2- BEGINNING at a corner of Canal Street and an alley;
THENCE along said alley westwardly 48.6 feet to lot formerly of Rebecca Turner and now or recently of William Trembly;
THENCE by the same northwardly 50 feet to other land now or late of Albert B. Hartman and Marie B. Hartman, his wife;
THENCE eastwardly by the same by a line parallel with said alley 48.6 feet to said Canal Street; and
THENCE by said Canal Street southwardly 50 feet to the place of BEGINNING.

TRACT NO.3- BEGINNING at an iron pin at the corner of Canal Street and lands retained by Mary Olive Hartman and being distant in a southerly direction 104 feet from a concrete monument situate at the corner of Main and Canal Streets;
THENCE in a southerly direction along Canal Street South 18 degrees 15 minutes East 14 feet to an iron pin;
THENCE in a westerly direction along line of lands formerly of Elijah G. Crossley South 72 degrees 15 minutes West 48.6 feet to an iron pin;
THENCE in a northerly direction along line of lands now or late of Flossie Hughes North 18 degrees 15 minutes West 14 feet to an iron pin; *wrong*
THENCE in an easterly direction along line of lands of Mary Olive Hartman North 72 degrees 15 minutes East 48.6 feet to an iron pin, the place of BEGINNING.

BEING KNOWN AS: 52 WORMAN STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 1-3C1-035 *← wrong*

BEING THE SAME PREMISES WHICH ROSANNE DENT, WIDOW BY DEED DATED 12/10/2010 AND RECORDED 1/21/2011 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT: 201100772, GRANTED AND CONVEYED UNTO SALLY LONGBERGER FKA SALLY HENDRICKS.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 52 WORMAN STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV1131

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: *March 16 2020*

Re: Sheriff's Sale Advertising Dates

Reverse Mortgage Solutions Inc. vs. Sally Longenberger / Hendricks

No. 26 of 2020 E.D. and No. 1131 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week *May 6*

2nd Week *May 13*

3rd Week *May 20*

SALE DATE: *May 27 2020 @ 9:00am*

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

REAL ESTATE OUTLINE

ED # 2020 ED 26

DATE RECEIVED 2019 - CV - 1131
DOCKET AND INDEX 3-11-2020

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>940495</u>

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

SALE DATE May 27 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>5-6</u>
2 ND WEEK	<u>5-13</u>
3 RD WEEK	<u>5-20</u>

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

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019 CV 1131

2020-ED-26

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 52 Worman Street, Bloomsburg, PA 17815

AMOUNT DUE \$132,974.10

Interest From 03/10/2020
to the Date of Sheriff's Sale
at per diem rate of \$22.75

(Costs to be added)

Dated: 3/11/2020

Barbara W. Alueti
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Stephen May

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.

14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS

Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2020-EP-26

AFFIDAVIT PURSUANT TO RULE 3129

REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

52 Worman Street
Bloomsburg, PA 17815

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

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

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

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

SECRETARY OF HOUSING & URBAN DEVELOPMENT
451 Seventh Street, SW
Washington, DC 20410

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

TENANTS/OCCUPANTS
52 Worman Street
Bloomsburg, PA 17815

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

Date: 3/9/2020

By: Nora C. Viggiano
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Ofiazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
☒ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.

14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff
vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS

Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2020-ED-26

AFFIDAVIT PURSUANT TO RULE 3129

REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

52 Worman Street
Bloomsburg, PA 17815

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

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

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

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

SECRETARY OF HOUSING & URBAN DEVELOPMENT
451 Seventh Street, SW
Washington, DC 20410

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

TENANTS/OCCUPANTS
52 Worman Street
Bloomsburg, PA 17815

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

Date: 3/9/2020

By: Nora C. Viggiano
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Ofiazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
☒ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1131

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, MAY 27, 2020
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN three tracts of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Tract No. 1 - BEGINNING at a corner on Canal Street, said corner being on line of land of Mary Olive Hartman, and being distant in a southwardly direction 118 feet from the corner of Main and Canal Streets;

THENCE southwardly along said Canal Street 12 feet to land now or late of Albert B. Hartman and Marie B. Hartman; THENCE along said land now or late of Albert B. Hartman and Marie B. Hartman westwardly 48.6 feet to Lot of Rebecca Turner, wife of John Turner;

THENCE by the same northwardly 12 feet to a corner; and

THENCE eastwardly by a line parallel with said line now or late of Albert H. Hartman and Marie B. Hartman 48.6 feet to the place of BEGINNING.

TRACT NO. 2- BEGINNING at a corner of Canal Street and an alley;

THENCE along said alley westwardly 48.6 feet to lot formerly of Rebecca Turner and now or recently of William Trembly;

THENCE by the same northwardly 50 feet to other land now or late of Albert B. Hartman and Marie B. Hartman, his wife; THENCE eastwardly by the same by a line parallel with said alley 48.6 feet to said Canal Street; and THENCE by said Canal Street southwardly 50 feet to the place of BEGINNING.

TRACT NO. 3- BEGINNING at an iron pin at the corner of Canal Street and lands retained by Mary Olive Hartman and being distant in a southerly direction 104 feet from a concrete monument situate at the corner of Main and Canal Streets; THENCE in a southerly direction along Canal Street South 18 degrees 15 minutes East 14 feet to an iron pin;

THENCE in a westerly direction along line of lands formerly of Elijah G. Crossley South 72 degrees 15 minutes West 48.6 feet to an iron pin;

THENCE in a northerly direction along line of lands now or late of Flossie Hughes North 18 degrees 15 minutes West 14 feet to an iron pine;

THENCE in an easterly direction along line of lands of Mary Olive Hartman North 72 degrees 15 minutes East 48.6 feet to an iron pin, the place of BEGINNING.

BEING KNOWN AS: 52 WOMAN STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 1-3C1-035

BEING THE SAME PREMISES WHICH ROSANNE DENT, WIDOW BY DEED DATED 12/10/2010 AND RECORDED 1/21/2011 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT: 201100772, GRANTED AND CONVEYED UNTO SALLY LONGBERGER FKA SALLY HENDRICKS.

PROPERTY ADDRESS: 52 WOMAN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 1-3C1-035

Seized and taken into execution to be sold as the property of SALLY LONGENBERGER in suit of REVERSE MORTGAGE SOLUTIONS INC.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

No. 2019 CV 1131

PROTHONOTARY
2020 MAR 11 A.M.
CLERK OF COURT
COUNTY OF COLLEGE

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against SALLY LONGENBERGER FKA SALLY HENDRICKS by default for want of an Answer.

Assess damages as follows:

Debt

\$132,974.10

Interest to 03/09/2020 at 4.9900%

Per diem interest rate of \$22.75

Total

(Assessment of Damages Attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By: Michael McKeever

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

✓ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

AND NOW March 11, 2020, Judgment is entered in favor of REVERSE MORTGAGE SOLUTIONS, INC. and against SALLY LONGENBERGER FKA SALLY HENDRICKS by default for want of an Answer and damages assessed in the sum of \$132,974.10 as per the above certification.

Barbara W. Schmitt
Prothonotary

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014
Plaintiff

No. 2019 CV 1131

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

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

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~, Prothonotary

By: Paulina N. Selwitz MT
Deputy

If you have any questions concerning the above, please contact:

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

ORDER FOR JUDGMENT

Please enter Judgment in favor of REVERSE MORTGAGE SOLUTIONS, INC. and against SALLY LONGENBERGER FKA SALLY HENDRICKS for failure to file an Answer in the above action within (20) days, from the date of service of the Complaint, in the sum of \$132,974.10.

By: Nora C. Viggiano
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
X Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and that the name(s) and last known address(es) of the Defendant(s) is/are SALLY LONGENBERGER FKA SALLY HENDRICKS, 52 Worman Street, Bloomsburg, PA 17815.

By: Nora C. Viggiano
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
X Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

CLERK OF COURTS
COUNTY OF COLUMBIA
2020 MAR 11 A.M. 11:43
NOTED

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$83,031.40
Interest from to 03/09/2020	\$35,140.04
MIP	\$10,737.73
Corporate Advances	\$3,394.56
Intra Month Per Diem Total	<u>\$670.37</u>

\$132,974.10

By: Nora C. Viggiano
KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
David Fein Pa. ID 82628
Jill P. Jenkins Pa. ID 306588
Alyk L. Ofazian Pa. ID 312912
Matthew K. Fissel Pa. ID 314567
Rebecca A. Solarz Pa. ID 315936
x Nora C. Viggiano Pa. ID 320864
Kevin G. McDonald Pa. ID 203783
Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

AND NOW, this 11th day of March, 2020 damages are assessed as above.

Barbara N. Selwitz MT
Pro Prothy

2019 CV 1131/195950FC

2020 MAR 11 A 11:43
CLERK OF COURTS
COUNTY OF COLUMBIA

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY
HENDRICKS

Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

CLERK OF COURT
COUNTY OF COLUMBIA

2020 MAR 11 A 11:48

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$132,974.10

Interest from 03/10/2020
to the Date of Sheriff's Sale
at per diem rate of \$22.75

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Ofiazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

✓ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019 CV 1131

2020-ED-26
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 52 Worman Street, Bloomsburg, PA 17815

AMOUNT DUE \$132,974.10

Interest From 03/10/2020
to the Date of Sheriff's Sale
at per diem rate of \$22.75

(Costs to be added)

Dated: 3/11/2020

Barbara N. Oliveri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Stephen W. Wicks

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

Docket No. 2019 CV 1131

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

REVERSE MORTGAGE SOLUTIONS, INC.

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)
52 Worman Street, Bloomsburg, PA 17815

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$132,974.10
INTEREST from 03/10/2020	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

52 Worman Street, Bloomsburg, PA 17815

KML Law Group, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

SHORT DESCRIPTION

DOCKET # 2019 CV 1131

ALL THAT CERTAIN lot of land situate in Scott Township, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 52 Worman Street, Bloomsburg, PA 17815

SOLD as the property of SALLY LONGENBERGER FKA SALLY HENDRICKS

TAX PARCEL #1-3C1-035

ATTORNEY: KML Law Group, P.C.

ALL THOSE CERTAIN three tracts of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Tract No.1 - BEGINNING at a corner on Canal Street, said corner being on line of land of Mary Olive Hartman, and being distant in a southwardly direction 118 feet from the corner of Main and Canal Streets;
THENCE southwardly along said Canal Street 12 feet to land now or late of Albert B. Hartman and Marie B. Hartman;
THENCE along said land now or late of Albert B. Hartman and Marie B. Hartman westwardly 48.6 feet to Lot of Rebecca Turner, wife of John Turner;
THENCE by the same northwardly 12 feet to a corner; and
THENCE eastwardly by a line parallel with said line now or late of Albert H. Hartman and Marie B. Hartman 48.6 feet to the place of BEGINNING.

TRACT NO.2- BEGINNING at a corner of Canal Street and an alley;
THENCE along said alley westwardly 48.6 feet to lot formerly of Rebecca Turner and now or recently of William Trembly;
THENCE by the same northwardly 50 feet to other land now or late of Albert B. Hartman and Marie B. Hartman, his wife;
THENCE eastwardly by the same by a line parallel with said alley 48.6 feet to said Canal Street; and
THENCE by said Canal Street southwardly 50 feet to the place of BEGINNING.

TRACT NO.3- BEGINNING at an iron pin at the corner of Canal Street and lands retained by Mary Olive Hartman and being distant in a southerly direction 104 feet from a concrete monument situate at the corner of Main and Canal Streets;
THENCE in a southerly direction along Canal Street South 18 degrees 15 minutes East 14 feet to an iron pin;
THENCE in a westerly direction along line of lands formerly of Elijah G. Crossley South 72 degrees 15 minutes West 48.6 feet to an iron pin;
THENCE in a northerly direction along line of lands now or late of Flossie Hughes North 18 degrees 15 minutes West 14 feet to an iron pine;
THENCE in an easterly direction along line of lands of Mary Olive Hartman North 72 degrees 15 minutes East 48.6 feet to an iron pin, the place of BEGINNING.

BEING KNOWN AS: 52 WORMAN STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 1-3C1-035

BEING THE SAME PREMISES WHICH ROSANNE DENT, WIDOW BY DEED DATED 12/10/2010 AND RECORDED 1/21/2011 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT: 201100772, GRANTED AND CONVEYED UNTO SALLY LONGBERGER FKA SALLY HENDRICKS.

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2020-ETD-26

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the
real property in question is not subject to the Act.

By: Nora C. Viggiano
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
☒ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Mortgagor(s) and Record Owner(s)
52 Worman Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

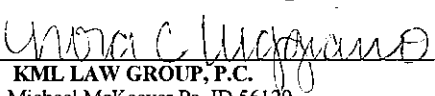
No. 2019 CV 1131

2020-ED-26

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

By:


KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936


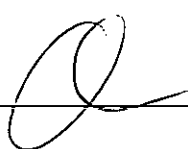
☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ REVERSE MORTGAGE SOLUTIONS, INC.		COURT NUMBER 2019 CV 1131 <i>2020-EP-26</i>	
DEFENDANT/S/ SALLY LONGENBERGER FKA SALLY HENDRICKS		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SALLY LONGENBERGER FKA SALLY HENDRICKS		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 52 Worman Street, Bloomsburg, PA 17815 (Scott Township)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. 		TELEPHONE NUMBER (215) 627-1322	DATE March 9, 2020
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com
(215) 627-1322
Fax (215) 627-7734

March 9, 2020

RE: Docket # 2019 CV 1131

ATTENTION: Columbia County Sheriff

We would like to bring to your attention that the following defendant(s):

SALLY LONGENBERGER FKA SALLY HENDRICKS

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

Document Receipt

Trans #	17704	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

451 SEVENTH STREET

S.W.

WASHINGTON DC 20410

Tracking #: 71901140006000172445

Doc Ref #: 2020ED26

Postage 5.6000

Document Receipt

Trans #	17703	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000172438

Doc Ref #: 2020ED26

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17703	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000172438	
		Doc Ref #:		2020ED26	
		Postage		5.6000	
PHILADELPHIA PA 19106					

Document Receipt

Trans #	17702	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
1150 FIRST AVENUE		Tracking #:	71901140006000172421		
SUITE 1001		Doc Ref #:	2020ED26		
		Postage	5.6000		
KING OF PRUSSIA	PA 19406				

Document Receipt

Trans #	17702	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000172421

Doc Ref #: 2020ED26

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17701	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172414

Doc Ref #: 2020ED26

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17701	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172414

Doc Ref #: 2020ED26

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17701	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172414

Doc Ref #: 2020ED26

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17700	Carrier / service:	USPS Server	First-Class Mail®	3/17/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000172407

Doc Ref #: 2020ED26

Postage 5.6000

HARRISBURG PA 17105

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET ST- PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office PO Box 380

Bloomsburg, PA 17815

MEMO

LONGENBERGER, 195950FC

**FIRSTTRUST
BANK**

800.220.BANK / firsttrust.com
3-7380/2360

940495

March 09, 2020

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

⑈00940495⑈ ⑆23607380⑆⑈8000082795⑈



Security features. Details on back.