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

DATE	CATEGORY	МЕМО	<i>CHK</i> #	DEBIT	CREDIT
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)

 Printed:
 9/4/2020
 2:54:07PM
 (c) CountySuite Sheriff, Teleosoft, Inc.
 Page 1 of 1

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106 WWW.KMLI.AWGROUP.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 <u>cancelled</u>.

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@kmllawgroup.com

cc:

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

vs.

Defendant

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
	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 MORTAGE SOLUTIONS INC	C VS.	SALLY LOI	NGENBERGER
NO. 26-2020 ED	NO.	1131-2019	JD
DATE/TIME OF SALE: SEPTEMBE	R 9, 202	0 AT 9:00 AN	Μ
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCE	HASE		\$
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			
TOTAL DUE:			\$
LESS DEPOSIT:			\$
DOWN PAYMENT	Γ:		\$
TOTAL DUE IN 8	DAYS		\$

SHERIFF'S SALE COST SHEET

1137-19

	vs. L	ongenberge/	
NO. ED NO.	JD DA	TE/TIME OF SALE	
DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & ADVERTISING SALE (NEWSIMILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM	\$15.0 \$ <u>/8</u> \$15.0 \$ <u>4</u> \$COPIES \$17.0	00 00 00 00 00 00 00 00	
COPIES	\$ <u>6</u> .	.00	
NOTARY	<u>\$</u>	<u>300</u> ***** \$ 418,50	
TOTAL *	***********	***** \$ 110,20	
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL *	4.00	77,45	5
PROTHONOTARY (NOTARY)	\$10		
RECORDER OF DEEDS	\$ <u>73</u>	****** \$ 83.7 5	
TOTAL *	*******	****** \$ <u>05,75</u>	-
REAL ESTATE TAXES: BORO, TWP & COUNT SCHOOL DIST. DELINQUENT TOTAL *	20 \$	<u>,00</u> ****** \$ 5,00	
MUNICIPAL FEES DUE:			
SEWER	20\$		
WATER TOTAL *	20 <u> </u>	****** \$0-	
SURCHARGE FEE (DSTE) MISC	\$ \$	\$ 130,00 ****** \$ -0-	
TOTAL	COSTS (OPENING	G BID)	\$ <u>2584.7</u> 0

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: Agate Lines:

Blind Box:

261

Total Ad Cost **Amount Paid**

\$1,697.45

\$0.00

Publication Press Enterprise

Start Stop 05/06/2005/20/20

Inserts

\$1,697.45

Cost

LEGAL NOTICE

SHEEP IS SALE By Virtue of a Whit of Execution (Mortgage Foreclosure) No. 2019CV1131

haved out of the Court of Common Pleas of Columbic County, Pennsylvaria and to me directed. I will expose the following described property of public sale at the Columbia County Courthause in the Town of Bloomsharp. County of Columbia, Commonwealth of Pennsylvaria on:

WEDNESDAY, MAY 27, 2020 AT 900 DYCLDOX ATM

APPRIESDAY, MAY 27, 2020 AT 900 O'CLOCK ATM

Off parties in interest and observants and further restified that a proposed schedule of devaluation will be on the in the Sheeff Office to later than their (SO) days that the chiral of the sale of they proposed schedule of devaluation will be on the in the Sheeff Office to later than their (SO) days that the chiral of the sale of they proposed will be made in excentages with the schedule time (10) days of they proposed will be made in excentages with the schedule time (10) days of Lays, Scott Investigation and their sale of their sale of

PROXERTY ADDRESS 52 WORMAN STREET BLOOMSRANG PA 17810

Seland and belon into American to be said as the projecty of SALLY LORGERA REFICER in suit of REVERSEMONTIBAGE SOLL/BONS INC.

COLUMBIA COUNTY SHERIFFS SALE - Croe No. 2019CV1131
TEMAS OF SALE FAMINAM PAYMENT AT TRACOF SALE The proper of tent (10%) COUNTING COME IT STOCKET TO SHALL - Currier for, 20 194 of 1.31
TERMS OF SALE INTRIBUTATION PAYMENT AT TIME OF SALE. They greater of the 14 (1074) percent of the bid price are control opening tell at takes, hither one payment in the beginn control carrier of the bid price are controlled and the sale in coast, contributed of the bid price as to be peak which eight 197 days that the sale in coast, contribud discolor and sheet's place? WINCHTANT NOTICE FOR FALLER TO PAY BOD PRICE FOR PRICE OF ARCHOROMOTE FOR THE TO PAY THE BOD PRICE OF ARCHOROMOTE FOR THE TO PAY BOD PRICE FOR THE TO PAY THE BOD PRICE OF ARCHOROMOTE FOR THE TO PAY BOD PRICE OF ARCHOROMOTE FOR THE TO PAY BOD PRICE OF THE SALE IT IN SERIOUS FRANCISCO. CONSISTENCY TO THE BOD OF THE THE SALE AND THE PAY SALE OF THE S

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/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

HI-NV-

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, of. P

COCKLY OF COURT.

MM 101 10 15:38

PROTHONOTIONS

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 published; said newspaper in which legal advertisement was published; that neither the affiant nor Press Fator ted 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
_
Janus / Mul
- Total 17 170-0
Sworn and subscribed to before me
this $2q$ day of mAY $20 2Q$.
- JM - 11 00
(Notary Public)
Commonwealth of Pennsylvania - Notary Seal
April A. Fetterman. Notary Public Columbia County
Musemmission expires April 15, 2022
Commission number 1222099 Member, Pennsylvania Association of Netarles
Member, Pennsylvania Association of Hetaines
And now,, 20, I
hereby certify that the advertising and publication charges
amounting to \$ for publishing the foregoin
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@kmllawgroup.com

cc

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

KML LAW GROUP, P.C.

ATTORNEY FOR PLAINTIFF

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322

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 PA.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: <u>05/22/2020</u>

KML Law Group, P.C.

Kristen Stears Legal Assistant



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/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
HI-AW-

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 cales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Welf 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 Fursuant to Pa.R.C.F. 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 recarding 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 thereot.
- 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.
- 5. 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.

SY THE COURT

Monas A. Wames Jr

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

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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



PHONE 570) 389-5622 24 HOUR PHONE (570) 784-6300

FACSIMII	LE TRANSMITTAL SHEET
To, KML	Columbia Co Sheriff
COMPANY	5.21.2020
215-627-7734	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER	SENDER'S REPERUNCE NUMBER:
"Order - Sheriff Sale	YOUR REPERIENCE NUMBER:
□ URGENT □ POR REVIEW □ PLE	AND COMMENT DPLEASE REPLY DPLEASE RECYCLE
NOTES/COMMENTS: ATTACHED ARE DOCUMEN OFFICE. IF YOU HAVE ANY QU PLEASE CALL 570 389 5422 THANK	TS FROM THE COLUMBIA COUNTY SHERIFFS JESTIONS CONCERNING THESE DOCUMENTS,

Postponement Order on Sheriff Sale

Hawk - 2020 ED1 Murphy - 2019 ED 134 Schrader - 2019 ED 119 Zerbe - 2020 ED8 Bowman - 2019 ED144 Longenberger - 2020 ED 26 Welch - 2020 ED 22





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/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

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.

CONSTRUCTION OF COURTS

YAATONCHTORA

BY THE COURT

Thomas A. James Jr

P.J.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

ORTGAGE SOLUTIONS INC GER, SALLY			Case N 2019C	lumber V1131
SERVICI		ET	pr - qc_m-cm	
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				A
Not Specified >	Expires:		Warrant:	
ALE DATE & TIME: 05/27/2020 AT 9:00 HERIFF'S SALE BILL	AM		And the second of the second o	
				And the second s
POSTING)	Served:	Personally · Adu	ılt In Charge · I	Posted · Other
2 WORMAN STREET LOOMSBURG, PA 17815	Adult in Charge:		and the second s	
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				4
	SERVICI s: eal Estate Sale - Posting - Sale Bill Not Specified > ALE DATE & TIME: 05/27/2020 AT 9:00 HERIFF'S SALE BILL POSTING) 2 WORMAN STREET LOOMSBURG, PA 17815	SERVICE COVER SHE s: eal Estate Sale - Posting - Sale Bill Not Specified > Expires: ALE DATE & TIME: 05/27/2020 AT 9:00 AM HERIFF'S SALE BILL POSTING) 2 WORMAN STREET LOOMSBURG, PA 17815 DOB: Relation: Date: Deputy: Ginator: ML LAW GROUP, P.C. Phone:	SERVICE COVER SHEET s: eal Estate Sale - Posting - Sale Bill Not Specified > Expires: ALE DATE & TIME: 05/27/2020 AT 9:00 AM HERIFF'S SALE BILL POSTING) 2 WORMAN STREET LOOMSBURG, PA 17815 DOB: Date: 4 21/20 Deputy: Glinator: ML LAW GROUP, P.C. Phone:	SERVICE COVER SHEET S: eal Estate Sale - Posting - Sale Bill Not Specified > Expires: Warrant: ALE DATE & TIME: 05/27/2020 AT 9:00 AM HERIFF'S SALE BILL POSTING) Z WORMAN STREET LOOMSBURG, PA 17815 DOB: Date: Deputy: Mileage: Siginator: Phone:

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 178 5

JESSICA SURKIN, DEPUT

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

Sarah Jose Klingames

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,

The state of the

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

Souah Jane Klingaman

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC vs. ONGENBERGER, SALLY			Case Number 2019CV1131		
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				Zone:	71
category. Manner:	Real Estate Sale - Sale Notice < Not Specified >	Evniros	**************************************	Warrant:	α (φ
	A service of the control of the cont	Expires:		warrant.	
Votes:	SALE DATE & TIME: 05/27/2020 AT 9:0 PLAINTIFF NOTICE OF SHERIFF'S SA		GHTS		
erve To:		Final Service			
Name:	SALLY LONGENBERGER	Served:	Personally Adul	It In Charge	Posted · Other
Primary Address:	52 WORMAN STREET BLOOMSBURG, PA 17815	Adult In Charge:		A MARKET ARE AND A TO A TO A TO A A CO.	
Phone:	DOB:	Relation:			,
Alternate Address:		Date:	3/17/20	Time:	17.21
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ttorney /	Originator:				
Vame:	KML LAW GROUP, P.C.	Phone:		ety mythy, m. e.,	en e
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Service At 1. 2. 3. 4.	tempt Notes:				

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE vs.	MORTGAGE SOLUTIONS INC				Number
	ERGER, SALLY			20190	CV1131
	SERVICE (COVER SHE	EET		
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Category:	Real Estate Sale - Sale Notice	$_{\rm SF}$ and $_{\rm SF}$	The state of the s	Zone:	26
Manner:	< Not Specified >	Expires:	The factor and the fa	Warrant:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		
Serve To:		Final Servi	če:		
Name:	OCCUPANT	Served:	Personally · Adu	ا د <u>It In Charge</u>	Posted · Other
Primary Address:	52 WORMAN STREET BLOOMSBURG, PA 17815	Adult In Charge:	Sally	Longe	nberger
Phone:	DOB:	Relation:	Occupa	int	
Alternate Address:		Date:	3/11/20	Time:	17:23
Phone:		Deputy:	# 1 Property of the Property o	Mileage:	
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:			
Service At	tempts:			is the	* **
Date:					nninga-ganingingan an'ininggangan irinah 1 % 1 x 17 km² 1 1 % 1
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Deputy:					***************************************
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OCCUPANT

2019CV1131

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

vs.	MORTGAGE SOLUTIONS INC		Case Number 2019CV1131	
LONGENE	ERGER, SALLY		2019CV1131	
	SERVICE C	OVER SHEET		BOHLING, MELODY
Service De	talis:			LIN
Category:	Real Estate Sale - Sale Notice	gen open generale i i i i i i i i i i i i i i i i i i i	Zone: 24	۷,
Manner:	< Not Specified >	Expires:	Warrant:	ELO
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S RIGHTS		Υ
Serve To:		Final Service:		2019CV1131
Name:	Melody Bohling	graphilate is a most communication and management of the communication of the control of the con	dult In Charge · Posted · Other	Š
Primary Address:	350 Tenny St. Bloomsburg, PA 17815	Adult In Charge:		1131
Phone:	570-594-4560 <i>DOB:</i>	Relation:		
Alternate Address:	2624 Old berwick Rol	Date: 3 17 20	Time: 18:00	ယ
Phone:		Deputy:	Mileage:	350 TENNY ST.
Attorney /	Originator:			ZZ
Name:	KML LAW GROUP, P.C.	Phone:	The second of th	ST.
Service At	tempts:			•
Date:				BLOOMSBURG
Time:				SB
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Deputy:				•
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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	<u>\$132,974.10</u>
Interest From 03/10/2020 to the Date of Sheriff's Sale at per diem rate of \$22.75	
(Costs to be added)	
Rabara N. Musto	
Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	

Dated: <u>3|11|2000</u>

Deputy

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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 Co. Served: Personally Adult In Charge: Posted Oth Charge: DD FLOOR Bloomsburg, PA 17815 Phone: DOB: Relation: Clarck (Stendin) Alternate Address: Date: 317 20 Time: 15:48 Phone: Mileage: Mileag	VS.	MORTGAGE SOLUTIONS INC ERGER, SALLY			Case Number 2019CV1131
Category: Real Estate Sale - Sale Notice 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 Cot. Adult In Charge: Posted Oth Charge: 2ND FLOOR Bloomsburg, PA 17815 Phone: Domestic Relations Office of Columbia Cot. Served: Personally Equit in Charge: Posted Oth Charge: Domestic Relation: Charge: Posted Oth Charge: Po		SERVICE	COVER SHE	ET	
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 Co. Served: Personally Adult In Charge: Posted Oth Primary 11 WEST MAIN STREET Adult In Charge: Bloomsburg, PA 17815 Phone: Domestic Relations Office of Columbia Co. Served: Personally Adult In Charge: Posted Oth Charge: Phone: Service Attempt Phone: Dob: Relation: Clark LS tend in Date: 3/17/20 Time: 15:48 Attorney / Originator: Phone: Service Attempts: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service Dei	ialls:			
Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Cot. Served: Personally Adult In Charge: Posted Oth Charge: 2ND FLOOR Bloomsburg, PA 17815 Phone: DOB: Relation: Clark (Stoud in) Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - Sale Notice	and the product of the control of th		Zone: 24
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Co. Primary Address: Phone: Domestic Relations Office of Columbia Co. 11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815 Phone: Dob: Relation: Date: 3/7/20 Time: 15:48 Mileage: Mutorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	Expires:		Warrant:
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Primary Address: Address: Phone: DOB: Phone: DOB: Alternate Address: Phone: Deputy: Attorney / Originator: Date: Date: Date: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:		Final Service		\$ \$0° 98.8
Address: 2ND FLOOR Bloomsburg, PA 17815 Phone: Date: 3/17/20 Time: 15:48 Phone: Deputy: Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	Domestic Relations Office of Columbia (Coι Served:	Personally - Adi	ult In Charge · Posted · Othe
Phone: DOB: Relation: Clark (Stewkin) Alternate Address: Deputy: Jime: 15:48 Phone: Deputy: Jime: 15:48 Attorney / Originator: Mileage: Deputy: Jime: 15:48 Attorney / Originator: Phone: Service Attempts: Date: Jime: Ji	Primary Address:	2ND FLOOR		Mich	
Address: Phone: Deputy: Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:		Relation:	Clerr	K (Stand in)
Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date:	Alternate Address:		Date:	3/17/20	Time: 15:48
Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date:	Phone:		Deputy:	8	Mileage:
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney / (Originator:			
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	KML LAW GROUP, P.C.	Phone:	And in the state of the state o	August and the state of the sta
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DOMESTIC RELATIONS OF

2019CV1131

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

REVERSE vs.	MORTGAGE SOLUTIONS INC			Case Numbe		
	BERGER, SALLY			2019CV1131		
	SERVICE	COVER SH	EET		COLOMBIA COON IT IAX	
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Manner:	< Not Specified >	Expires:	Section (see process to a section of the section of	Warrant:	. 5	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS					
Serve To:		m war y			Other C	
Name:	Columbia County Tax Office	Served:	Personally · Adu	ult In Charge Posted	Other &	
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Shurri	Evans		
Phone:	570-389-5649 DOB:	Relation:	Clerk	y magazi a wakani si wasani sa		
Alternate Address:	The second of th	Date:	3/17/20	Time: 15	:43	
Phone:	en e	Deputy:		Mileage:	T C Q	
Attorney /	Originator:			Aller	>	
Name:	KML LAW GROUP, P.C.	Phone:			ŏ	
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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 comer 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 (Wash

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.



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	MORTGAGE SOLUTIONS INC			Case Number		
	vs. LONGENBERGER, SALLY			2019CV1131		
	SERVICE	COVER SHE	ET			
Service De	tális:					
Category:	Real Estate Sale - Posting - Sale Bill	a a a garagemente de la companya de		Zone: 2lo		
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM SHERIFF'S SALE BILL					
Serve To:		. Sym Cr. Seription Contract or an ord	Cer			
Name:	(POSTING)	Served:	Personally · A	duit In Charge · Posted · Other		
Primary Address:	52 WORMAN STREET BLOOMSBURG, PA 17815	Adult in Charge:	And the second s			
Phone:	DOB:	Relation:		The second secon		
Alternate Address:		Date:		Time:		
Phone:	en e	Deputy:		Mileage:		
Attorney /	Originator:					
Name:	KML LAW GROUP, P.C.	Phone:	and deposit of the Control of the Co			
Service At	tempts:			the state of the s		
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POSTING

2019CV11

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 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 - C	v-1131		
DOCKET AND INDEX 3-11-	2020		
CHECK FOR BRONER	INIEO		
CHECK FOR PROPER			
WRIT OF EXECUTION	<u></u>		
COPY OF DESCRIPTION	<u>X</u>		
WHEREABOUTS OF LKA			
NON-MILITARY AFFIDAVIT			
NOTICES OF SHERIFF SALE	<u>X</u>		
WAIVER OF WATCHMAN	X		
AFFIDAVIT OF LIENS LIST	<u>*</u>		2116110
CHECK FOR \$1,350.00 OR	X		140495
IF ANY OF ABOVE IS MISSIN	G DO NOT F	PROCEED	
	Μ. ΔΩ		9:00
SALE DATE	May 27	TIME_	1,00
POSTING DATE			
ADV. DATES FOR NEWSPAPER	1 ST WEEK	5-6	
	2 ND WEEK	5-13	
	3 RD WEEK	5-20	

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 るいえい ここり こうし 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

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

(Costs to be added)

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

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.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2020.EP-26

SALLY LONGENBERGER FKA SALLY HENDRICKS

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

Defendant(s)

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: WIM C. Uctouring
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

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.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2020 -ED -26

SALLY LONGENBERGER FKA SALLY HENDRICKS

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

Defendant(s)

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

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

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. I - BEGINNING at a corner on Canal Street, said comer 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 BEGNNING.

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 BEGNNING.

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: I-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 WORMAN 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 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: 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, 1 14405 Walters Road, Suite 200 Houston, TX 77014	INC.		
Plaintiff vs.		No. 2	019 CV 1131
SALLY LONGENBERGER FKA SALLY Mortgagor(s) and Record Owner(s) 52 Worman Street Bloomsburg, PA 17815	HENDRICKS		2020 IVAR I I A
Defendant(s)			
	PRAECIPE FOR JUD	<u>GMENT</u>	
THIS LAW FIRM IS A DEBT COLLECT CLIENT. ANY INFORMATION OBTAINEDEBT. Enter the Judgment in favor of Plai	ED FROM YOU WILL BE	USED FOR THE PURPO	OSE OF COLLECTING THE
default for want of an Answer.	num and against SALLT	EOIGENDERGER PRO	
	Assess damages as follow	vs:	
	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 A DUE IN THE COMPLAINT AND IS CALCU	SSESSMENT OF DAMAG JLABLE AS A SUM CERT.	ES IS FOR SPECIFIED A AIN FROM THE COMPLA	MOUNTS ALLEGED TO BE AINT.
I certify that written notice of the injudgment is to be entered and to his attorney of the filing of this praecipe. A copy of the	y of record, if any, after the	e default occurred and at le	to the party against whom east ten days prior to the date
		KML LAW GROUP, F Michael McKeever Pa. II Lisa Lee Pa. ID 78020 David Fein Pa. ID 82628 Jill P. Jenkins Pa. ID 306 Alyk L. Oflazian Pa. ID Matthew K. Fissel Pa. ID Rebecca A. Solarz Pa. ID Nora C. Viggiano Pa. ID Kevin G. McDonald Pa. Brooke R. Waisbord Pa. Attorneys for Plaintiff	D 56129 5588 312912 0 314567 0 315936 1 320864 ID 203783 ID 326432
AND NOW REVERSE MORTGAGE SOLUTIONS, IN default for want of an Answer and damages	NC. and against SALLY Los assessed in the sum of \$1	ONGENBERGER FKA S. 32,974.10 as per the above	ent is entered in favor of ALLY HENDRICKS by e certification.
		Prothonotary	<u></u>

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: President 10 Selection To 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: 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

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: UNITED CILLAGO	avi	$\overline{\mathcal{U}}$
KML LAW GROUP, P.C.		
_Michael McKeever Pa. ID 56129 U		
Lisa Lee Pa. ID 78020		
David Fein Pa. ID 82628		
Jill P. Jenkins Pa. ID 306588		
Alyk L. Oflazian Pa. ID 312912	707	
Matthew K. Fissel Pa. ID 314567	2	
Rebecca A. Solarz Pa. ID 315936		,
✓ Nora C. Viggiano Pa. ID 32086♀		***************************************
Kevin G. McDonald Pa. ID 203783		==
Brooke R. Waisbord Pa. ID 326432		$-\omega_f$
Attorneys for Plaintiff		
	*	(1)
	- N	- M.
:	-	17

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

\$83,031.40 Principal Balance \$35,140.04 Interest from to 03/09/2020 \$10,737.73 MIP \$3,394.56 Corporate Advances \$670.37 Intra Month Per Diem Total \$132,974.10 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

AND NOW, this _______, day of ________, 2020 damages are assessed as above.

Bortona N. Silvettimi

Attorneys for Plaintiff

2019 CV 1131/195950FC

100 May 100 Ma

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
COUNTY	2020 HAR
OF COL	Constitution of the consti
	A HU
\$132,974.	.10

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

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

(Costs to be added)

BY! MTac Wicharding
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

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	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO. 2019 CV 1131 WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Defendant(s)	
WRIT OF	EXECUTION
OUR CLIENT. ANY INFORMATION OBTAINED I COLLECTING THE DEBT.	ARE ATTEMPTING TO COLLECT A DEBT OWED TO FROM YOU WILL BE USED FOR THE PURPOSE OF
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYL	VANIA:
To satisfy the judgment, interest and costs in the abodescribed property:	ove matter you are directed to levy upon and sell the following
PREMISES: 52 Worman Street, Bloomsburg, PA 17815	
	AMOUNT DUE <u>\$132,974.10</u>
	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	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania

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

Deputy Attphon Alley

Docket No. 2019 CV 1131

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

REVERSE MORTGAGE SOLUTIONS, INC. 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 comer 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-ETI-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.

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

QUAD-ED-QU

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 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	E INSTRUCTIONS			
PLAINTIFF/S/ REVERSE MORTGAGE SO	DLUTIONS, INC.	COURT NUMBER 2019 CV 1131 2020 - ED-26		
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)		ate and ZIP Code)		

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.kmllawgroup.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

Ship to:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

451 SEVENTH STREET

S.W.

Tracking #:

71901140006000172445

Doc Ref#: Postage

2020ED26 5.6000

WASHINGTON DC 20410

Page 1 of 1 **Print Your Documents**

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INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000172438 600 ARCH STREET ROOM 3259 Tracking #:

2020ED26 Doc Ref#: Postage 5.6000

PHILADELPHIA PA 19106

Page 1 of 1 **Print Your Documents**

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INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

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Doc Ref#: 2020ED26 Postage 5.6000

PHILADELPHIA PA 19106

Page 1 of 1 **Print Your Documents**

Document Receipt

Trans # 17702 Carrier / service:

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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

PS 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

90 3 OF PA 19406

KING OF PRUSSIA Postage

5.6000

Document Receipt

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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000172414

Doc Ref #: 2020ED26

Postage 5.6000

Document Receipt

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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000172414

Doc Ref #: 2020ED26

Postage 5.6000

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000172414

Doc Ref #: 2020ED26

Postage 5.6000

Document Receipt

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

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000172407

Doc Ref #: 2020ED26

Postage 5.6000

PAY TO THE ORDER OF MEMO NGENBERGER; 195950FC Bloomsburg, PA 17815 KML LAW GROUP, P.C.
SUITE 5000
701 MARKET ST-PHILADELPHIA, PA 19106
(215) 627-1322 info@kmilawgroup.com One Thousand Three Hundred And Fifty And 00 / 100 Sheriff's Office PO Box 380 Sheriff of Columbia County BANK 800.220 BANK / firstrust.com MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS March 09, 2020 1350.00 940495 DOLLARIS
Security features. Defails on back. Ð