

TITLE SEARCH CERTIFICATE PURSUANT TO PA.RCP 3136(C)

First American Title Insurance Company

Hill, Turowski, James & Lehman, LLP

Matthew E. Turowski, Agent

No. Hutton

ATTACHED TO AND FORMING A PART OF TITLE SEARCH NO. "HUTTON"

Subject to all matters shown on the title search attached hereto.

TAXES: Account No. 04C-01-312-00,000
Assessment: 24,923.00

Exceptions:

1. Oil, gas or other mineral interests and rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
2. Subject to the terms and conditions of any unrecorded agreements or leases and tenancy or present occupants.
3. Subject to easements not appearing in the chain of title.
4. Subject to any variation in location or in dimensions and any other objections and easements which a survey may disclose or which are visible on the ground.
5. Subject to easements of all roads, streets, lanes and avenues bounded by or included within the boundaries of premises.
6. Subject to proof that this transaction is not within the bankruptcy or insolvency acts.
7. Subject to any claims of current or prior spouses of owner under any applicable divorce or annulment statute or the common or decisional law of any jurisdiction concerning divorce or annulment.
8. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured owner.
9. Outstanding real estate taxes.
10. Subject to all matters shown on the title search attached hereto.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

FIRST AMERICAN TITLE INSURANCE COMPANY

Title Search Pursuant to Pa.RCP 3136(c)

Order No. "HUTTON"

Effective Date: October 22, 2025

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as an abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

Legal Description –

PARCEL NO. 1:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of La Salle Street, North of North Street, at the Northwest corner of Lot No. 2, Section 26; THENCE along La Salle Street in a Northerly direction forty (40) feet to line of Lot No. 4, Section 26; THENCE along said lot in an Easterly direction one hundred and forty (140) feet to fifteen a (15) feet alley; THENCE along said alley in a Southerly direction forty (40) feet to line of Lot No. 2, Section 26 aforesaid; THENCE along said lot in a Westerly direction one hundred and forty (140) feet to the place of BEGINNING. Same being Lot No. 3, Section 26 of the Berwick Land Improvement Company's addition to Berwick.

PARCEL NO. 2:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows: to-wit:

BEGINNING at a point on the Easterly side of La Salle Street North of North Street at the Northwest corner of Lot No. 3, Section 26; THENCE along LaSalle Street, in a Northerly direction twenty (20) feet to line of land now or formerly of Dominick Mattucci and wife; THENCE along said land now or formerly of Dominick Mattucci one hundred forty (140) feet to a fifteen (15) foot alley; THENCE along said alley in a Southerly direction twenty (20) feet to

line of Lot No. 3, Section 26; THENCE along said lot in a Westerly direction one hundred forty (140) feet to La Salle Street, the place of BEGINNING.

PIN 04C-01 -312-00,000

BEING the same premises which Richard Longenberger, Executor of the Estate of Deanna J. Hutton, deceased, by Deed dated 08/08/2023 and recorded 08/24/2023 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 202306273, granted and conveyed unto Richard Longenberger.

SHERIFF'S SALE

Distribution Sheet

Freedom Mortgage Corp. vs. Estate of Deanna Hutton
 NO. 126-2023 JD DATE OF SALE: October 22, 2025
 NO. 64-2025 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 22, 2025 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Malatesta Development for the price or sum of \$ 146,165.00 Dollars. Malatesta Development being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>146,165.00</u>	
Poundage		<u>2923.30</u>	
Transfer Taxes		<u>3494.20</u>	
Total Needed to Purchase			\$ <u>146,165.00</u>
Amount Paid Down			
Balance Needed to Purchase			<u>146,165.00</u>
EXPENSES:			
Columbia County Sheriff - Costs	\$	<u>611.00</u>	
Poundage		<u>2923.30</u>	\$ <u>3534.30</u>
Newspaper			<u>1854.05</u>
Printing			<u>- 0 -</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>87.75</u>
		Realty transfer taxes	<u>1747.10</u>
		State stamps	<u>1747.10</u>
Tax Collector ()			<u>1464.25</u>
Columbia County Tax Assessment Office			<u>15.00</u>
State Treasurer			<u>40.00</u>
Other: <u>Saver</u>			<u>892.50</u>
<u>Web Postings</u>			<u>100.00</u>
<u>Iran Search</u>			<u>250.00</u>
TOTAL EXPENSES:			\$ <u>11,892.05</u>
Total Needed to Purchase			\$ <u>146,165.00</u>
Less Expenses			<u>11,892.05</u>
Net to First Lien Holder			<u>134,272.95</u>
Plus Deposit			<u>2,000.00</u>
Total to First Lien Holder			\$ <u>136,272.95</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

BERWICK BORO

FOR: COLUMBIA County

03/01/2025

4815

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2025

PHONE: 570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,923	14.635	357.45	364.75	401.23
SINKING		1.5	36.63	37.38	41.12
LIGHT		1.25	30.53	31.15	32.71
FIRE		2.25	54.96	56.08	58.88
BORO RE		18.1	442.09	451.11	473.67
The discount & penalty have been calculated for your convenience			921.66 April 30 If paid on or before	940.47 June 30 If paid on or before	1,007.61 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LONGENBERGER RICHARD
1014 LASALLE ST
BERWICK PA 18603

Handwritten: Paid
Connie C. Gingher

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-01 -312-00,000		
1014 LASALLE ST		
.1928 acres	Land	3,360
	Buildings	21,563
Total Assessment		24,923

This tax returned to courthouse on:
January 1, 2026

Handwritten: 921.66
967247089

FILE COPY

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

Handwritten: Hutton Jeanne from Conn

Handwritten: 4/29/25 8

Bill Date: 7/1/2025

Bill #: 2438

COUPON MUST BE RETURNED WITH PAYMENT

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

2025-2026 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

Parcel #: 04C01 31200000

Property Location and Description:

1014 LASALLE ST
.193

Assessment:

L= 3,360
B= 21,563
T= 24,923

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	53.4100	1,331.14
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
AMOUNTS DUE		
If Paid By 8/31/2025	2% Discount Amount	→ 1,304.52
If Paid By 10/31/2025	Face Amount	→ 1,331.14
If Paid After 10/31/2025	10% Penalty Amount	→ 1,464.25

Last Day to Pay: 12/31/2025

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Handwritten: DUE

019831

04C01 31200000 2438 C04
LONGENBERGER RICHARD
1014 LASALLE ST
BERWICK PA 18603-1817



KML Law Group, P.C.

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS ADMINISTRATOR OF THE
ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON
AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON,
DECEASED**

Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-126

2025-ED-64

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.
THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION
OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LONGENBERGER, RICHARD
**RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED**
1014 La Salle Street
Berwick, PA 18603

Your house at 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 22, 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$124,683.86 obtained by Freedom Mortgage Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Freedom Mortgage Corporation, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 226726FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).



October 7, 2025

FREEDOM MORTGAGE CORPORATION

VS.

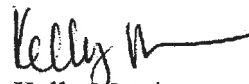
RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF
DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA
HUTTON AKA DEANNA JEAN HUTTON, DECEASED

Dear Sheriff:

The amount due on the sewer account #128673 for the property located at 1014
LaSalle Street, Berwick pa through December 31, 2025 is **\$892.50**.

Please feel free to contact me with any questions that you may have.

Sincerely,


Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

RICHARD LONGENBERGER AS ADMINISTRATOR
OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA
DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

No. 2023-CV-126 / 2025-ED-64

SALE BOOK #:

SALE WRIT #:

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD PARTY**

To the Sheriff of Columbia County, Pa.:

Freedom Mortgage Corporation, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on October 22, 2025 of property located at 1014 La Salle Street aka 1014 LaSalle St Berwick PA 18603. Plaintiff is the holder of a mortgage dated January 16, 2015, which is recorded in Mortgage Instrument 201500469, Columbia County Records. Plaintiff claims as follows:

Principal Balance	\$91,839.75
Interest through 10/22/2025	\$17,669.63
Escrow Advance	\$13,511.01
Total Fees - Late	\$58.75
Accumulated Late Charges	\$30.41
Other Fees Due	\$4,275.00
Corp Advance Balance	\$9,780.08
	\$137,164.63

Judgment Amount: \$124,683.86*
Date: October 28, 2025

KML Law Group, P.C.

By: _____



Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Caitlin M. Donnelly Pa. ID 311403

Stephanie Walczak Pa. ID 320431

Danielle DiLeva Pa. ID 328955

701 Market Street, Suite 5000

Philadelphia, PA 19106-1532

Sale Results: The property was sold to a Third Party for the amount of \$146,165.00.

*For purposes of distribution process only as the total debt may be in excess of this amount.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
FREEDOM MORTGAGE CORPORATION

Defendant
ESTATE OF DEANNA J. HUTTON /
RICHARD LONGENBERGER
NICK LONGENBERGER

Attorney for the Plaintiff:
KML LAW GROUP P.C.
701 MARKET STREET
SUITE 5000
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, October 22, 2025
Sale Number: 2025ED64
Writ of Execution No. : 2023CV126
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1014 LASALLE STREET, BERWICK, PA 18603, BERWICK
BOROUGH

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,854.05
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$285.00
Service Mileage	\$60.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00

Total Sheriff Costs \$2,780.05

Municipal Costs

Sewer	\$892.50
School District	\$1,464.25

Total Municipal Costs \$2,356.75

Distribution Costs

Recording Fees	\$87.75
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Total Distribution Costs **\$87.75**

Grand Total: **\$5,224.55**

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

Columbia County Sheriff, P.O. Box 380 , Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.

64-85
126-83

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>60.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	561
NOTARY	\$ <u>10.00</u>	
TOTAL *****	\$ 536.00	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1854.05</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****	\$ <u>2154.05</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>87.75</u>	
TOTAL *****	\$ <u>97.75</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$ <u>1464.25</u>	
DELINQUENT	20	\$ <u>15.00</u>	
TOTAL *****		\$ <u>1479.25</u>	

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>892.50</u>	
WATER	20	\$	
TOTAL *****		\$ <u>892.50</u>	

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>	
MISC.		\$	
TOTAL *****		\$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ ~~5199.55~~ 5234.55

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SHERIFF'S RETURN OF SERVICE

09/10/2025 10:34 AM - DEPUTY MICHAEL TKACH, 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 1014 LASALLE STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 10, 2025

NOTARY

Affirmed and subscribed to before me this

10TH day of SEPTEMBER, 2025

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	11/02/2025
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1014 LASALLE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posting		
Date:	9/10/25	Time:	10:34
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	1-215-825-6345
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2023CV126

1014 LASALLE STREET, BERWICK, PA 18603

EXP: 11/02/2025

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Freedom Mortgage Corporation

P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS
ADMINISTRATOR OF THE ESTATE OF
DEANNA J. HUTTON AKA DEANNA G.
HUTTON AKA DEANNA HUTTON AKA
DEANNA JEAN HUTTON, DECEASED**
Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2023-CV-126 / 2025-ED-64

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:

Freedom Mortgage Corporation

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Firm State I.D. #23-217969

3129@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

226726FC
Sale Date: 10/22/2025
\$124,683.86

Freedom Mortgage Corporation

Plaintiff

vs.

**RICHARD LONGENBERGER AS
ADMINISTRATOR OF THE ESTATE OF DEANNA
J. HUTTON AKA DEANNA G. HUTTON AKA
DEANNA HUTTON AKA DEANNA JEAN
HUTTON, DECEASED**

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. 2023-CV-126 / 2025-ED-64

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- () Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- (X) Ordinary and Certified mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)). Copy of Certified Mail Receipt attached.
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

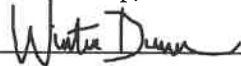
- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with court order by the Sheriff. Copy of publication is in the Sheriff's file.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 10/09/2025

KML Law Group, P.C.



Winter Dunn
Legal Assistant

KML Law Group, PC
PO Box 9056
Temecula, CA 92589-9056

PS Form 3665
Type of Mailing:
CERTIFICATE OF MAILING
August 13, 2025



9028661

ClientID: 305

List Number of Pieces
Listed by Sender
11

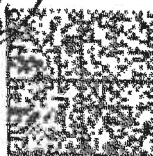
Total Number of Pieces
Received at Post office

Postmaster:
Name of receiving employee

Dated:

Line	Article Number	Name, Street & P.O. Address	Postage	Fee	R.R./RRE Fee	Rest. Del. Fee	Reference
2	2403166061	MCDANIEL, ESQUIRE, JOHN W. McDaniel Law Berwick PA 18603	\$0.740	\$0.70	\$0.00	\$0.00	1165672
3	2403166062	LONGENBERGER, RICHARD c/o John W. McDaniel, Esquire Berwick PA 18603	\$0.740	\$0.70	\$0.00	\$0.00	1165668
4	2403166063	LONGENBERGER, RICHARD 1014 La Salle Street Berwick PA 18603	\$0.740	\$0.70	\$0.00	\$0.00	1165670

Totals



US POSTAGE BY PERMIT BOWES
ZIP 85034 \$007.70⁰⁰
02 7W
0008034422 AUG 13 2025
MW

305

KML Law Group, P.C
PO BOX 500980
SAN DIEGO, CA 92150-0980

ELECTRONIC RETURN RECEIPT
REQUESTED

71 96900 2484 0981 9101 1

LONGENBERGER, RICHARD
c/o John W. McDaniel, Esquire
107 Rear East 2nd Street
Berwick, PA 18603

Mailed On: 08/13/2025
ClientID: KML_Law_000606

Order Number: 0452576-01 ER
Reference Number: PA226726





August 22, 2025

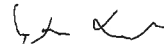
Dear Briana Diaz:

The following is in response to your request for proof of delivery on your item with the tracking number:
7196 9002 4840 9819 1011.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	August 18, 2025, 2:29 pm
Location:	BERWICK, PA 18603
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

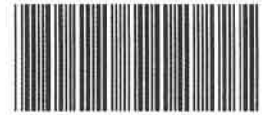
Recipient Signature

Signature of Recipient:	
Address of Recipient:	John W. Reed 107 E 2ND ST REAR, BERWICK, PA 18603

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



9037639

23	2404291532	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg PA 17815	\$0.740	\$0.70	\$0.00	\$0.00	1175380
24	2404291533	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg PA 17121	\$0.740	\$0.70	\$0.00	\$0.00	1175387

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26	2404291535	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg PA 17105-2675	\$0.740	\$0.70	\$0.00	\$0.00	1175385
27	2404291536	TENANTS/OCCUPANTS 1014 La Salle Street Berwick PA 18603	\$0.740	\$0.70	\$0.00	\$0.00	1175388
28	2404291537	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue, Room 701A Pittsburgh PA 15222	\$0.740	\$0.70	\$0.00	\$0.00	1175381
29	2404291538	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square Harrisburg PA 17128	\$0.740	\$0.70	\$0.00	\$0.00	1175378

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30	2404291539	LONGENBERGER, RICHARD 1014 La Salle Street Berwick PA 18603	\$0.740	\$0.70	\$0.00	\$0.00	1175383
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Buffalo NY 14240

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS
ADMINISTRATOR OF THE ESTATE OF DEANNA
J. HUTTON AKA DEANNA G. HUTTON AKA
DEANNA HUTTON AKA DEANNA JEAN HUTTON,
DECEASED**

Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-126 / 2025-ED-64

AFFIDAVIT PURSUANT TO RULE 3129

Freedom Mortgage Corporation, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

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

RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED
c/o John W. McDaniel, Esquire
107 Rear East 2nd Street
Berwick, PA 18603

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

RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED
c/o John W. McDaniel, Esquire
107 Rear East 2nd Street
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is or may be 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:

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

John W. McDaniel, Esquire
107 Rear East 2nd Street
Berwick, PA 18603

6. Name and address of every other person of whom the plaintiff has knowledge who has or may have 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 does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS
1014 La Salle Street
Berwick, PA 18603

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue, Room 701A
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

LONGENBERGER, NICK
1014 La Salle Street
Berwick, PA 18603


LONGENBERGER, RICHARD
1014 La Salle Street
Berwick, PA 18603

MCDANIEL, ESQUIRE, JOHN W.
McDaniel Law
107 Rear East 2nd Street
Berwick, PA 18603

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.

DATED: 10/09/2025

KML Law Group, P.C.


Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS ADMINISTRATOR OF
THE ESTATE OF DEANNA J. HUTTON AKA DEANNA
G. HUTTON AKA DEANNA HUTTON AKA DEANNA
JEAN HUTTON, DECEASED**

Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-126 / 2025-ED-64

**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

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

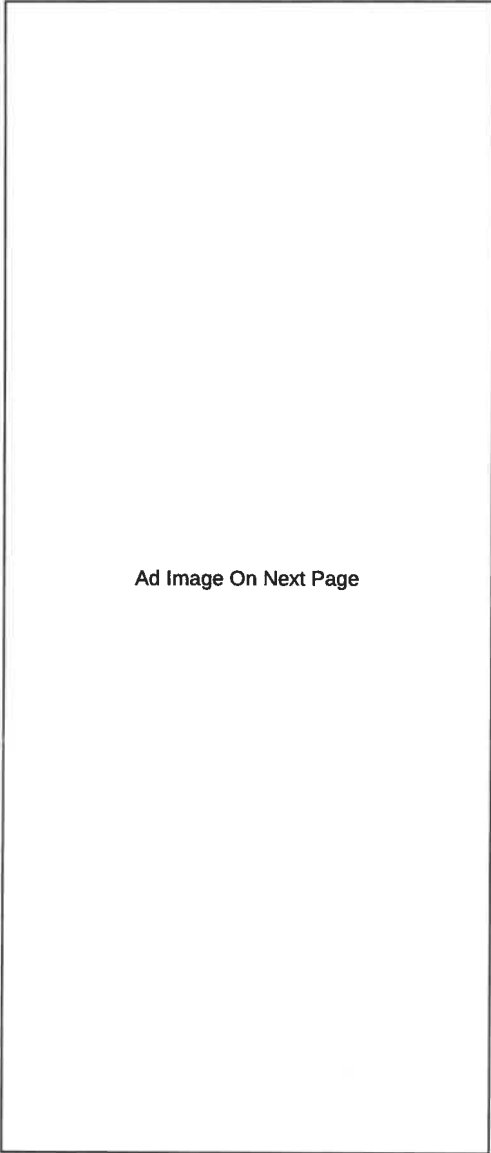
Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Janene Hachemeister 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 is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Longenberger/Hutton
Date(s) Published: 10/01/2025, 10/08/2025, 10/15/2025

Sworn and subscribed to before me
this 16 day of October 20 25.

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2029
Commission number 1404114
Member, Pennsylvania Association of Notaries

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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2024CV1198

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to be executed by the Sheriff of Columbia County...

WEDNESDAY, OCTOBER 22, 2025 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...

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Towpish, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

- BEGINNING at a point in or near the centerline of State Route No. 1035 'Lower Raven Creek Road'...

BEING THE SAME PREMISES which Neil E. Smith and Sharon L. Smith, by Deed dated 12/7/2018 and recorded in the Office of the Recorder of Deeds of Columbia County...

PROPERTY ADDRESS: 403 EAST 3RD STREET, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 04A-08024-00,000

Seized and taken into execution to be sold as the property of GEORGIA KILE in suit of PENNYMAC LOAN SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (opening bid at sale).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PA

Attorney for the Plaintiff: JAVARDIAN, LLC, SOUTHAMPTON, PA

SUBJECT TO the right-of-way of State Route No. 1035. SUBJECT TO the right-of-way of State Route No. 782.

UNDER AND SUBJECT, however, to the terms and provisions of those certain Building Restrictions and Covenants Thundersburg Farms Subdivision, Benton Township, Columbia County, Pennsylvania...

BEING the same premises which Kristin Davis by Deed dated October 10, 2008 and recorded in the Official Records of Columbia County on October 14, 2008 as Instrument Number 200810107, granted and conveyed unto Donald Lee Davis...

714 Lower Raven Creek Road, Benton, PA 17814 Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$202,607.84. Premise Being: 714 Lower Raven Creek Road, Benton, PA 17814 Seized and sold as the property of Donald Davis a/k/a Donald Lee Davis, Kristin Davis

Judgment Number: 2024-CV-1198 (U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for L8-Global Series IV Trust v Donald Davis A/K/A Donald Lee Davis; Kristin Davis) Dated: July 30, 2025 Dana Marks, Esq. (2025165) Robert Flacco, Esq. (3250224) Danielle Johnson, Esq. (324703) FRIEDMAN VARTOLO LLP Attorneys for Plaintiff

PROPERTY ADDRESS: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-05-006-01-000

Seized and taken into execution to be sold as the property of DONALD LEE DAVIS, KRISTIN DAVIS, DANFRANK GARIANIN ESQ., COMMONWEALTH OF PA DEPARTMENT OF TRANSPORTATION in suit of U.S. BANK NATIONAL ASSOC.

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).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PENNSYLVANIA

Attorney for the Plaintiff: FRIEDMAN VARTOLO LLP, GARDEN CITY, NY

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2025CV466

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to be executed by the Sheriff of Columbia County...

WEDNESDAY, OCTOBER 22, 2025 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...

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Towpish, Columbia County of Pennsylvania, bounded and described as follows, to-wit:

- BEGINNING at a point 48 feet 9 inches East of the intersection of Walnut Street and Third Street; THENCE in a westerly direction along Third Street a distance of 24 feet, 4 1/2 inches to a point; THENCE in a northerly direction on a line extended from the center partition of a double dwelling, a distance of 75 feet to line of land now or formerly of Clarence Fox; THENCE in an easterly direction along land now or formerly of Fox, a distance of 24 feet, 4 1/2 inches to a point in line of land now or formerly of Mable HENGE; THENCE in a southerly direction, a distance of 75 feet to the place of beginning.

BEING THE SAME PREMISES which Neil E. Smith and Sharon L. Smith, by Deed dated 12/7/2018 and recorded in the Office of the Recorder of Deeds of Columbia County...

PROPERTY ADDRESS: 403 EAST 3RD STREET, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 04A-08024-00,000

Seized and taken into execution to be sold as the property of GEORGIA KILE in suit of PENNYMAC LOAN SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (opening bid at sale).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PA

Attorney for the Plaintiff: JAVARDIAN, LLC, SOUTHAMPTON, PA

SUBJECT TO the right-of-way of State Route No. 1035. SUBJECT TO the right-of-way of State Route No. 782.

UNDER AND SUBJECT, however, to the terms and provisions of those certain Building Restrictions and Covenants Thundersburg Farms Subdivision, Benton Township, Columbia County, Pennsylvania...

BEING the same premises which Kristin Davis by Deed dated October 10, 2008 and recorded in the Official Records of Columbia County on October 14, 2008 as Instrument Number 200810107, granted and conveyed unto Donald Lee Davis...

714 Lower Raven Creek Road, Benton, PA 17814 Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$202,607.84. Premise Being: 714 Lower Raven Creek Road, Benton, PA 17814 Seized and sold as the property of Donald Davis a/k/a Donald Lee Davis, Kristin Davis

Judgment Number: 2024-CV-1198 (U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for L8-Global Series IV Trust v Donald Davis A/K/A Donald Lee Davis; Kristin Davis) Dated: July 30, 2025 Dana Marks, Esq. (2025165) Robert Flacco, Esq. (3250224) Danielle Johnson, Esq. (324703) FRIEDMAN VARTOLO LLP Attorneys for Plaintiff

PROPERTY ADDRESS: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-05-006-01-000

Seized and taken into execution to be sold as the property of DONALD LEE DAVIS, KRISTIN DAVIS, DANFRANK GARIANIN ESQ., COMMONWEALTH OF PA DEPARTMENT OF TRANSPORTATION in suit of U.S. BANK NATIONAL ASSOC.

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).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PENNSYLVANIA

Attorney for the Plaintiff: FRIEDMAN VARTOLO LLP, GARDEN CITY, NY

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2025CV172

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to be executed by the Sheriff of Columbia County...

WEDNESDAY, OCTOBER 22, 2025 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...

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

- BEGINNING AT A POINT ON THE EAST SIDE OF LA SALLE STREET, NORTH OF NORTH STREET, AT THE NORTHWEST CORNER OF LOT NO. 2, SECTION 26; THENCE ALONG LASALLE STREET IN A NORTHERLY DIRECTION A DISTANCE OF 140 FEET TO LINE OF LOT NO. 4, SECTION 26; THENCE ALONG SAID LOT IN AN EASTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO FIFTEEN A (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO. 2, SECTION 26; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO THE PLACE OF BEGINNING...

BEING KNOWN AS: 1014 LA SALLE STREET AKA 1014 LASALLE ST, BERWICK, PA 18603 PROPERTY NUMBER: 04C-01-312-0000

Seized and taken into execution to be sold as the property of RICHARD LONGENBERGER, / ESTATE OF DEANNA J. HUTTON in suit of FREEDOM MORTGAGE CORPORATION.

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).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PA

Attorney for the Plaintiff: KML LAW GROUP P.C., PHILADELPHIA, PA

SUBJECT TO the right-of-way of State Route No. 1035. SUBJECT TO the right-of-way of State Route No. 782.

UNDER AND SUBJECT, however, to the terms and provisions of those certain Building Restrictions and Covenants Thundersburg Farms Subdivision, Benton Township, Columbia County, Pennsylvania...

BEING the same premises which Kristin Davis by Deed dated October 10, 2008 and recorded in the Official Records of Columbia County on October 14, 2008 as Instrument Number 200810107, granted and conveyed unto Donald Lee Davis...

714 Lower Raven Creek Road, Benton, PA 17814 Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$202,607.84. Premise Being: 714 Lower Raven Creek Road, Benton, PA 17814 Seized and sold as the property of Donald Davis a/k/a Donald Lee Davis, Kristin Davis

Judgment Number: 2024-CV-1198 (U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for L8-Global Series IV Trust v Donald Davis A/K/A Donald Lee Davis; Kristin Davis) Dated: July 30, 2025 Dana Marks, Esq. (2025165) Robert Flacco, Esq. (3250224) Danielle Johnson, Esq. (324703) FRIEDMAN VARTOLO LLP Attorneys for Plaintiff

PROPERTY ADDRESS: 1014 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-312-0000

Seized and taken into execution to be sold as the property of RICHARD LONGENBERGER, / ESTATE OF DEANNA J. HUTTON in suit of FREEDOM MORTGAGE CORPORATION.

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).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PENNSYLVANIA

Attorney for the Plaintiff: KML LAW GROUP P.C., PHILADELPHIA, PA

SUBJECT TO the right-of-way of State Route No. 1035. SUBJECT TO the right-of-way of State Route No. 782.

UNDER AND SUBJECT, however, to the terms and provisions of those certain Building Restrictions and Covenants Thundersburg Farms Subdivision, Benton Township, Columbia County, Pennsylvania...

BEING the same premises which Kristin Davis by Deed dated October 10, 2008 and recorded in the Official Records of Columbia County on October 14, 2008 as Instrument Number 200810107, granted and conveyed unto Donald Lee Davis...

714 Lower Raven Creek Road, Benton, PA 17814 Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$202,607.84. Premise Being: 714 Lower Raven Creek Road, Benton, PA 17814 Seized and sold as the property of Donald Davis a/k/a Donald Lee Davis, Kristin Davis

Judgment Number: 2024-CV-1198 (U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for L8-Global Series IV Trust v Donald Davis A/K/A Donald Lee Davis; Kristin Davis) Dated: July 30, 2025 Dana Marks, Esq. (2025165) Robert Flacco, Esq. (3250224) Danielle Johnson, Esq. (324703) FRIEDMAN VARTOLO LLP Attorneys for Plaintiff

PROPERTY ADDRESS: 1014 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-312-0000

Seized and taken into execution to be sold as the property of RICHARD LONGENBERGER, / ESTATE OF DEANNA J. HUTTON in suit of FREEDOM MORTGAGE CORPORATION.

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).

NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER...

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, SHERRIFF, COLUMBIA COUNTY, PENNSYLVANIA

Attorney for the Plaintiff: KML LAW GROUP P.C., PHILADELPHIA, PA

JUMBLE THAT SCRAMBLED WORD GAME By David L. Hoyt and Jeff Kneuker. Includes word lists like NAYON, CAKKN, HSAMAT, RACWOD and a grid for solving the puzzle.

WONDERWORD By DAVID CUELLO. A 10x10 grid of letters with a word search theme. Includes a 'Wonderword' and a 'Perfect Korean Lunch' section.

Work Wanted PICKING UP SCRAP METALS 'RAGGED' TOY/Car, etc. Includes various job listings and contact information for recruitment services.

Multiple small advertisements including: Cars/Trucks/Vans/SUV (2005 Ford F-150, 2012 Nissan Rogue, 2014 Honda Accord EX), Printing (Brannon Painting, Chris Nemchick), Boats (Outboard Motor), A Full Description Brings Results!, and 10-15 CRYPTOQUIP.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 64

Manner: Adult in Charge **Expires:** 11/02/2025 **Warrant:**

Notes: SALE DATE & TIME: 10/22/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 106 MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Natalie Blockus

Relation: Office Clerk

Date: 8-11-25 **Time:** 12:51

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2023CV126

1108 FREAS AVENUE, BERWICK, PA 18603

EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	64
Manner: < Not Specified >	Expires:	11/02/2025
Notes:		Warrant:
SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		1159 2 nd Ave.

Serve To:

Name: NICK LONGENBERGER	DOB:
Primary Address: 1014 LASALLE STREET BERWICK, PA 18603	
Phone:	
Alternate Address: 1201 ORANGE STREET APT B BERWICK, PA 18603	
Phone:	

Final Service:

Served: <u>Personally</u> · Adult In Charge · Posted · Other	
Adult In Charge:	
Relation: Def.	
Date: 8/11/25	Time: 13:44
Deputy: 5	Mileage:

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

LONGENBERGER, NICK

2023CV126

1014 LASALLE STREET, BERWICK, PA 18603

EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	64
Manner:	Adult in Charge	Expires:	11/02/2025
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Def.		
Date:	8/11/25	Time:	12:54
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	1-215-825-6345
--------------	--------------------	---------------	----------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

GINGHER, CONNIE C.

2023CV126

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	64
Manner:	Adult in Charge	Expires:	11/02/2025
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	BERWICK AREA SCHOOL DISTRICT / FOR
Primary Address:	500 LINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>		
Adult In Charge:	Jodi Banke		
Relation:	Receptionist		
Date:	8/11/25	Time:	12:58
Deputy:	5	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2023CV126

500 LINE STREET, BERWICK, PA 18603

EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	64		
Manner:	Adult in Charge	Expires:	11/02/2025	Warrant:	
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

Serve To:

Name:	OCCUPANT		
Primary Address:	1014 LASALLE STREET BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Nick Longenberger		
Relation:	Occupant		
Date:	8/11/25	Time:	13:44
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	1-215-825-6345
-------	--------------------	--------	----------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2023CV126

1014 LASALLE STREET, BERWICK, PA 18603

EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 64
Manner: < Not Specified > **Expires:** 11/02/2025 **Warrant:**
Notes: SALE DATE & TIME: 10/22/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER
Primary Address: 1014 LASALLE STREET BERWICK, PA 18603 *Richard*
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Nick Longenberger
Relation: Son of Richard Longenberger
Date: 8/11/25 **Time:** 13:44
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

ESTATE OF DEANNA J. HU

2023CV126

1014 LASALLE STREET, BERWICK, PA 18603

EXP: 11/02/2025

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 08/07/2025

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 325760
Description: Longenberger/Hutton
Run Dates: 10/01/2025 - 10/15/2025
Class: 0002
Orig User: sshotwel
Words: 783
Lines: 97
Agate Lines: 261
Depth: 10.78
Blind Box:

Total Ad Cost	\$1,854.05			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	10/01/2025	10/15/2025	3	1,854.05

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 64

Manner: < Not Specified > **Expires:** 11/02/2025 **Warrant:**

Notes: SALE DATE & TIME: 10/22/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Abby BARCENGAS

Relation: Employee

Date: 08/07/25 **Time:** 09:58

Deputy: #7 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV126 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 64

Manner: Adult in Charge **Expires:** 11/02/2025 **Warrant:**

Notes: SALE DATE & TIME: 10/22/2025 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: Lynn Dixon

Relation: Employee

Date: 08/07/25 **Time:** 09:50

Deputy: #7 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV126

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/02/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 64	
Manner: Adult in Charge	Expires: 11/02/2025	Warrant:
Notes: SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: JOHN MCDANEL
Primary Address: 107 REAR EAST 2ND STREET BERWICK, PA 18603
Phone: _____ DOB: _____
Alternate Address: _____
Phone: _____

Final Service:

Served: <input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other	
Adult In Charge: _____	
Relation: _____	
Date: 8-7-25	Time: 11:37
Deputy: 3	Mileage: _____

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

- _____
- _____
- _____
- _____
- _____
- _____

MCDANEL, JOHN

2023CV126

107 REAR EAST 2ND STREET, BERWICK, PA 18603

EXP: 11/02/2025

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff
vs.

**RICHARD LONGENBERGER AS ADMINISTRATOR
OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA
DEANNA JEAN HUTTON, DECEASED**
Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-126

2025-ED-64

AFFIDAVIT PURSUANT TO RULE 3129

Freedom Mortgage Corporation, 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:

1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

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

RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street
Berwick, PA 18603

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

RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street
Berwick, PA 18603

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

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

X 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:

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 ✓
1014 La Salle Street
Berwick, PA 18603

X ✓ INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue, Room 701A
Pittsburgh, PA 15222

X ✓ DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

X ✓ COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

LONGENBERGER, NICK
1014 La Salle Street
Berwick, PA 18603

MCDANIEL, ESQUIRE, JOHN W.
McDaniel Law
107 Rear East 2nd Street
Berwick, PA 18603

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: 7/31/25

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

RICHARD LONGENBERGER AS ADMINISTRATOR
OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON
AKA DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-126

2025-ED-64

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: 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603

AMOUNT DUE	\$124,683.86
------------	--------------

Interest From 03/01/2025 to the Date of Sheriff's Sale at per diem rate of \$9.12	_____
---	-------

(Costs to be added)	_____
---------------------	-------

Dated: _____

8/4/2025

Stephanie Stroup
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Prothonotary Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

Deputy _____

Melissa Traugh

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

RICHARD LONGENBERGER AS ADMINISTRATOR
OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON
AKA DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-126

2025-ED-64

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: 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603

AMOUNT DUE	\$124,683.86
------------	--------------

Interest From 03/01/2025 to the Date of Sheriff's Sale at per diem rate of \$9.12	_____
---	-------

(Costs to be added) _____

Dated: _____

8/4/2025

Stephanie Stroup
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Notary Public, Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

Deputy Melissa Traugh

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
ESTATE OF DEANNA J. HUTTON / RICHARD LONGENBERGER (et al.)

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:** 64

Manner: < Not Specified > **Expires:** 11/02/2025 **Warrant:**

Notes: SALE DATE & TIME: 10/22/2025 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1014 LASALLE STREET
BERWICK, PA 18603

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:** 1-215-825-6345

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

POSTING)

2023CV126

1014 LASALLE STREET, BERWICK, PA 18603

EXP: 11/02/2025

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401
Plaintiff

No. 2023-CV-126

vs.

RICHARD LONGENBERGER AS ADMINISTRATOR OF
THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G.
HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN
HUTTON, DECEASED
Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

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: Stephanie Stroup/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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS ADMINISTRATOR OF
THE ESTATE OF DEANNA J. HUTTON AKA DEANNA
G. HUTTON AKA DEANNA HUTTON AKA DEANNA
JEAN HUTTON, DECEASED**

Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-126

ORDER FOR SUMMARY JUDGMENT

Please enter Judgment in favor of Freedom Mortgage Corporation and against RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED by Order dated 6/9/2025, in the sum of \$124,683.86.

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is Freedom Mortgage Corporation, P.O. Box 50428, Indianapolis, IN 46250-0401 and that the name(s) and last known address(es) of the Defendant(s) is/are RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED, 1014 La Salle Street, Berwick, PA 18603 .

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$91,839.75
Interest from 07/01/2020 to 02/28/2025	\$15,504.92
Late Charges	\$30.41
Escrow/Impound	\$11,284.83
Title search	\$250.00
Property Inspections	\$475.00
Recording Fee	\$58.75
Attorney Fees and Costs	<u>\$5,240.20</u>
	\$124,683.86

SR

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

AND NOW, this 4th day of August, 2025 damages are assessed as above.

Stephanie Stroup/mt
Pro Prothy

2023-CV-126/226726FC

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS
ADMINISTRATOR OF THE ESTATE OF DEANNA
J. HUTTON AKA DEANNA G. HUTTON AKA
DEANNA HUTTON AKA DEANNA JEAN
HUTTON, DECEASED**
Mortgagor(s) and **DEANNA J. HUTTON AKA
DEANNA G. HUTTON** Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-126

2025-ED-64

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

_____ \$124,683.86

Interest from 03/01/2025
to the Date of Sheriff's Sale
at per diem rate of \$9.12

(Costs to be added)

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401
Plaintiff
vs.

RICHARD LONGENBERGER AS ADMINISTRATOR
OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON
AKA DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-126

2025-ED-64

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: 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603

AMOUNT DUE	\$124,683.86
Interest From 03/01/2025 to the Date of Sheriff's Sale at per diem rate of \$9.12	_____
(Costs to be added)	_____

Dated: _____

8/4/2025

Stephanie Stroup
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

My Com. Ex. 1st Monday of 2028

Deputy

Melissa Traugh

Docket No. 2023-CV-126

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Freedom Mortgage Corporation

vs.

RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON
AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED

Mortgagor(s) and Record Owner(s)

1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$124,683.86
INTEREST from 03/01/2025 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603

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

Freedom Mortgage Corporation

P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS ADMINISTRATOR OF THE
ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON
AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON,
DECEASED**

Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-126

2025-ED-64

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.
THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION
OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LONGENBERGER, RICHARD
RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA
DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED
1014 La Salle Street
Berwick, PA 18603

Your house at 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 22, 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$124,683.86 obtained by Freedom Mortgage Corporation against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Freedom Mortgage Corporation, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 226726FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

PARCEL NO. 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST SIDE OF LA SALLE STREET, NORTH OF NORTH STREET, AT THE NORTHWEST CORNER OF LOT NO. 2, SECTION 26; THENCE ALONG LA SALLE STREET IN A NORTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO.4, SECTION 26; THENCE ALONG SAID LOT IN AN EASTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO FIFTEEN A (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO. 2, SECTION 26 AFORESAID; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO THE PLACE OF BEGINNING. SAME BEING LOT NO. 3, SECTION 26 OF THE BERWICK LAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

PARCEL NO. 2

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EASTERLY SIDE OF LA SALLE STREET NORTH OF NORTH STREET AT THE NORTHWEST CORNER OF LOT NO. 3, SECTION 26; THENCE ALONG LA SALLE STREET, IN A NORTHERLY DIRECTION TWENTY (20) FEET TO LINE OF LAND NOW OR FORMERLY OF DOMINICK MATTUCCI AND WIFE; THENCE ALONG SAID LAND NOW OR FORMERLY OF DOMINICK MATTUCCI ONE HUNDRED FORTY (140) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION TWENTY (20) FEET TO LINE OF LOT NO. 3, SECTION 26; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED FORTY (140) FEET TO LA SALLE STREET, THE PLACE OF BEGINNING.

BEING KNOWN AS: 1014 LA SALLE STREET AKA 1014 LASALLE ST, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C,01--312-00,000

BEING THE SAME PREMISES WHICH PATRICK BERNOCCO, EXECUTOR OF THE ESTATE OF JOSEPH H. BERNOCCO, JR., BY DEED DATED 1/15/2015 AND RECORDED 1/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201500468, GRANTED AND CONVEYED UNTO DEANNA J. HUTTON.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV126

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, OCTOBER 22, 2025
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.

PARCEL NO. 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST SIDE OF LA SALLE STREET, NORTH OF NORTH STREET, AT THE NORTHWEST CORNER OF LOT NO. 2, SECTION 26; THENCE ALONG LASALLE STREET IN A NORTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO.4, SECTION 26; THENCE ALONG SAID LOT IN AN EASTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO FIFTEEN A (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION FORTY (40) FEET TO LINE OF LOT NO. 2, SECTION 26 AFORESAID; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED AND FORTY (140) FEET TO THE PLACE OF BEGINNING. SAME BEING LOT NO. 3, SECTION 26 OF THE BERWICKLAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

PARCEL NO. 2

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EASTERLY SIDE OF LA SALLE STREET NORTH OF NORTH STREET AT THE NORTHWEST CORNER OF LOT NO. 3, SECTION 26; THENCE ALONG LASALLE STREET, IN A NORTHERLY DIRECTION TWENTY (20) FEET TO LINE OF LAND NOW OR FORMERLY OF DOMINICK MATTUCCI AND WIFE; THENCE ALONG SAID LAND NOW OR FORMERLY OF DOMINICK MATTIJCII ONE HUNDRED FORTY (140) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION TWENTY (20) FEET TO LINE OF LOT NO. 3, SECTION 26; THENCE ALONG SAID LOT IN A WESTERLY DIRECTION ONE HUNDRED FORTY (140) FEET TO LA SALLE STREET, THE PLACE OF BEGINNING.

BEING KNOWN AS: 1014 LA SALLE STREET AKA 1014 LASALLE ST, BERWICK, PA 18603

PROPERTY NUMBER: 04C,01--312-00,000

BEING THE SAME PREMISES WHICH PATRICK BERNOCCO, EXECUTOR OF THE ESTATE OF JOSEPH H. BERNOCCO, JR., BY DEED DATED 1/15/2015 AND RECORDED 1/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS DEED BOOK AT PAGE INSTRUMENT #201500468, GRANTED AND CONVEYED UNTO DEANNA J. HUTTON.

PROPERTY ADDRESS: 1014 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C,01--312-00,000

Seized and taken into execution to be sold as the property of RICHARD LONGENBERGER, / ESTATE OF DEANNA J. HUTTON in suit of FREEDOM MORTGAGE CORPORATION.

Longenberger

REAL ESTATE OUTLINE

ED # 2025 ED 64

DATE RECEIVED 8-4-2025
DOCKET AND INDEX 2023 CV 126

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>990340</u>

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

SALE DATE Oct. 22nd TIME 9:00 AM
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>10-1</u>
2 ND WEEK	<u>10-8</u>
3 RD WEEK	<u>10-15</u>

SHORT DESCRIPTION

DOCKET # 2023-CV-126

ALL THAT CERTAIN lot of land situate in BOROUGH OF BERWICK, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603

SOLD as the property of RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED

TAX PARCEL #04C,01--312-00,000

ATTORNEY: KML Law Group, P.C.

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

Freedom Mortgage Corporation
P.O. Box 50428
Indianapolis, IN 46250-0401

Plaintiff

vs.

**RICHARD LONGENBERGER AS ADMINISTRATOR OF
THE ESTATE OF DEANNA J. HUTTON AKA DEANNA
G. HUTTON AKA DEANNA HUTTON AKA DEANNA
JEAN HUTTON, DECEASED**
Mortgagor(s) and Record Owner(s)
1014 La Salle Street aka 1014 LaSalle St
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-126

2025-ED-64

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
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Freedom Mortgage Corporation
Plaintiff
vs.

RICHARD LONGENBERGER AS ADMINISTRATOR OF
THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G.
HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN
HUTTON, DECEASED

NO. 2023-CV-126

2025-ED-64

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA
JEAN HUTTON

RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J.
HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON,
DECEASED

Richard Longenberger

Deanna J Hutton

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa.
C.S.A. 4904 relating to unsworn falsification to authorities.

Date 7/31/25

By: _____ 

KML LAW GROUP, P.C.

- ____ Michael McKeever Pa. ID 56129
- ____ Caitlin M. Donnelly Pa. ID 311403
- ____ J. Eric Kishbaugh Pa. ID 33078
- ____ Stephanie A. Walczak Pa. ID 320431
- ____ Geraldine M. Linn Pa. ID 83351
- ____ Danielle DiLeva Pa. ID 328955
- ____ Sean M. Duffy Pa. ID 311495
- ____ Frank J. Keenan, Pa ID 72278
- ____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
 Birth Date:
 Last Name: HUTTON
 First Name: DEANNA
 Middle Name: J
 Status As Of: Jul-31-2025
 Certificate ID: FJRPTTGZ3KD9VPC

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Commonwealth of PA Dept. of Revenue
131 Strawberry Sq. 6th Floor
Harrisburg, PA 17128

Agent
 Addressee
A. Signature *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery AUG 08 2025

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



9590 9402 9501 5069 5798 51

Article Number (Transfer from service label)
9589 0710 5270 3195 5384 47

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
PA Dept. of Revenue
(Bureau of Compliance)
Dept # 281230
Harrisburg, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery AUG 08 2025

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



9590 9402 9501 5069 5798 06

Article Number (Transfer from service label)
9589 0710 5270 3195 5384 54

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Office of F.A.I.R
P.O. BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery AUG 08 2025

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



9590 9402 9501 5069 5798 44

Article Number (Transfer from service label)
9589 0710 5270 3195 5382 56

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature Agent Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery AUG 08 2025
D. Is delivery address different from item 1? Yes No

COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Article Addressed to:
U.S. Treasury Department
600 Arch Street
Room 3259
Philadelphia, PA 19106



9590 9402 9501 5069 5798 20

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 PA Dept of Public Welfare
 Health: Welfare Bldg Rm 432
 P.O. Box 2675
 Harrisburg, PA 17105



9590 9402 9501 5069 5799 36

2. Article Number (Transfer from service label)
 9589 0710 5270 3195 5384 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Cameron Sanson* Agent Addressee

B. Received by (Printed Name) *CAMERON SANSON* C. Date of Delivery *AUG 08 2025*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Registered Mail Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

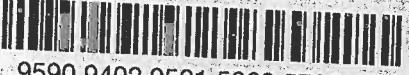
Domestic Return Receipt

STICKER AT TOP OF ENVELOPE TO THE RIGHT
THE RETURN ADDRESS, FOLD AT BOTTOM

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 COMMONWEALTH OF PA
 DEPARTMENT OF PUBLIC WELFARE
 P.O. BOX 2675
 HARRISBURG, PA 17105



9590 9402 9501 5069 5798 13

2. Article Number (Transfer from service label)
 9589 0710 5270 3195 5384 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Cameron Sanson* Agent Addressee

B. Received by (Printed Name) *CAMERON SANSON* C. Date of Delivery *AUG 08 2025*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Registered Mail Restricted Delivery	

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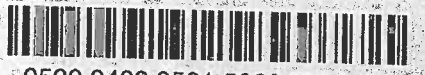
Domestic Return Receipt

STICKER AT TOP OF ENVELOPE TO THE RIGHT
THE RETURN ADDRESS, FOLD AT BOTTOM

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Dept. of Public Welfare
 Estate Recovery Program
 PO Box 8486 Willow Oak Bldg.
 Harrisburg PA 17105



9590 9402 9501 5069 5798 68

2. Article Number (Transfer from service label)
 9589 0710 5270 3195 5380 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Cameron Sanson* Agent Addressee

B. Received by (Printed Name) *CAMERON SANSON* C. Date of Delivery *AUG 08 2025*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Registered Mail Restricted Delivery	

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Domestic Return Receipt

STICKER AT TOP OF ENVELOPE TO THE RIGHT
THE RETURN ADDRESS, FOLD AT BOTTOM

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

226726

KML LAW GROUP, P.C. Attorney Business Account
Firsttrust Bank
3-7380/2360

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

PAY TO THE
ORDER OF **Sheriff of Columbia County**

Two Thousand And 00/100

Sheriff of Columbia County
Sheriff's Office, PO Box 380
Bloomsburg, PA 17815

Memo **LONGENBERGER, 226726FC**



990340

July 31, 2025

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days

[Signature]

⑈990340⑈ ⑆23607380⑆ 8000082795⑈