

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
SALLY LONGENBERGER

Case Number
2019CV1131

PROPERTY ADDRESS

52 WORMAN STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/05/2022	Advance Fee	Advance Fee	954191	\$0.00	\$1,350.00
05/05/2022	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/05/2022	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/05/2022	Crying Sale			\$10.00	\$0.00
05/05/2022	Docketing			\$15.00	\$0.00
05/05/2022	Levy			\$15.00	\$0.00
05/05/2022	Mailing Costs			\$42.00	\$0.00
05/05/2022	Posting Handbill			\$15.00	\$0.00
05/05/2022	Sheriff Automation Fund			\$50.00	\$0.00
05/05/2022	Web Posting			\$100.00	\$0.00
07/05/2022	Service			\$180.00	\$0.00
07/05/2022	Service Mileage			\$10.00	\$0.00
07/05/2022	Copies			\$6.00	\$0.00
07/05/2022	Notary Fee			\$10.00	\$0.00
07/05/2022	Surcharge			\$36.00	\$0.00
07/05/2022	Tax Claim Search			\$5.00	\$0.00
07/05/2022	Continued or Cancelled Sale			\$10.00	\$0.00
07/05/2022	Refund	(PAID 07/05/2022)	9136	\$813.50	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

Timothy Chamberlain

From: Legals <legals@pressenterprise.net>
Sent: Tuesday, July 5, 2022 1:46 PM
To: Timothy Chamberlain
Subject: Re: Sale cancelation

Canceled!

On 7/5/2022 1:44 PM, Timothy Chamberlain wrote:

Just got another cancellation. Sally Longenberger (2019cv1131) it was to start July 6th also.

Thank you
Tim

Timothy T. Chamberlain
Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815
Ph: 570-389-5622
Fax: 570-389-5625



From: Legals <legals@pressenterprise.net>
Sent: Tuesday, July 5, 2022 1:10 PM
To: Timothy Chamberlain <tchamberlain@columbiapa.org>
Subject: Re: Sale cancelation

I've canceled this sale. Thanks Tim

Susan

On 7/5/2022 1:05 PM, Timothy Chamberlain wrote:

Please cancel the ad for the Brian Rubenstein sale (2022cv136) it has been cancelled. It was to start July 6th.

Thank You
Tim

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

June 21, 2022

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: **INSTRUCTIONS TO CEASE SERVICE ATTEMPTS**
REVERSE MORTGAGE SOLUTIONS, INC.
vs.
SALLY LONGENBERGER FKA SALLY HENDRICKS
No. 2019 CV 1131
KML File#: 195950FC

Property Address: 52 Worman Street, Bloomsburg, PA 17815

Dear Sir/Madam:

Please be advised that foreclosure proceedings have been stopped.

We ask that you please do the following:

- **Cease all attempts to serve the Defendant(s)**
- **Provide a return of service or non-service for any service attempts already completed**

Should you need anything else, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

KML LAW GROUP, P.C.,

PA Service
servicegroup@kmlawgroup.com
Main: (215) 627-1322

KML Law Group, P.C.

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

REVERSE MORTGAGE SOLUTIONS, INC.

14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019 CV 1131

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

Your house at 52 Worman Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Wednesday, July 27, 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$132,974.10 obtained by REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC., 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 195950FC). 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).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ REVERSE MORTGAGE SOLUTIONS, INC.		COURT NUMBER 2019 CV 1131
DEFENDANT/S/ SALLY LONGENBERGER FKA SALLY HENDRICKS		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

SERVE  AT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SALLY LONGENBERGER FKA SALLY HENDRICKS</td> </tr> <tr> <td style="padding: 5px;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 52 Worman Street, Bloomsburg, PA 17815</td> </tr> </table>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SALLY LONGENBERGER FKA SALLY HENDRICKS	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 52 Worman Street, Bloomsburg, PA 17815
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SALLY LONGENBERGER FKA SALLY HENDRICKS			
ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 52 Worman Street, Bloomsburg, PA 17815			

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Please Serve Notice of Sale on Defendant Personally or Person In Charge</p>
--

SIGNATURE OF ATTORNEY <p style="text-align: center; font-style: italic; font-weight: bold;">Michael T. McKeever</p>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE June 10, 2022
--	---	-----------------------

ADDRESS OF ATTORNEY KML Law Grqup, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
SALLY LONGENBERGER

Case Number
2019CV1131

SHERIFF'S RETURN OF SERVICE

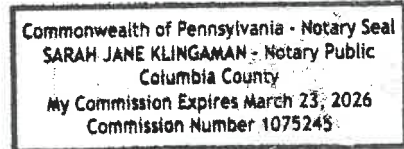
06/15/2022 11:00 AM - DEPUTY KEVIN KATCH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 52 WORMAN STREET, BLOOMSBURG, PA 17815.


KEVIN KATCH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 15, 2022



NOTARY

Affirmed and subscribed to before me this

15TH

day of

JUNE

2022



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	52 WORMAN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	06/15/22	Time:	11:00
Deputy:	K.A.K #7	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2019CV1131

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
SALLY LONGENBERGER

Case Number
2019CV1131

SHERIFF'S RETURN OF SERVICE

05/10/2022 01:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SALLY LONGENBERGER AT 52 WORMAN STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

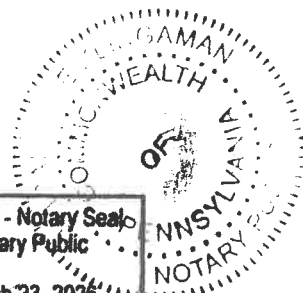
May 11, 2022

NOTARY

Affirmed and subscribed to before me this

11TH day of MAY, 2022

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245





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

LAW OFFICE OF
Lisa A. Rynard
 240 BROAD STREET
 MONTOURSVILLE, PENNSYLVANIA 17754
 TELEPHONE (570) 505-3289
 FAX (570) 980-9414

LISA A. RYNARD

EST. 2021

FAX MEMO FROM
ATTY. LISA A. RYNARD
LAW OFFICE OF LISA A. RYNARD

TO: Columbia County Sheriff

FAX #: (570) 389-5625

DATE: May 26, 2022

RE: NOTICE OF CHAPTER 13 BANKRUPTCY FILING

Sally J. Longenberger - CASE NO. 5-22-00978

TOTAL OF 3 PAGES (including this cover sheet)

Proof of Bankruptcy filing follows for the above referenced debtor. The "AUTOMATIC STAY" pursuant to 11 U.S.C. Section 362 is now in effect. Please discontinue all attempts to collect the Debt or enforce the collection of the debt. You may not contact my client; any questions can be addressed to my office.

Your cooperation is appreciated.

Lisa A. Rynard

cncl.

The information in the facsimile is confidential and may be legally privileged. It is intended solely for the named recipient. Access to this document by anyone else is unauthorized. If you are not the intended recipient or authorized agent of the recipient, please note that any use, disclosure, copying, or distribution of this document STRICTLY PROHIBITED. If you have received this facsimile in error, please return it to sender and notify sender of the error IMMEDIATELY. Thank you.

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 05/26/2022 at 09:00 AM and filed on 05/26/2022.



Sally J. Longenberger
52 Worman Street
Bloomsburg, PA 17815
SSN / ITIN: xxx-xx-5243
aka Sally Hendricks

The case was filed by the debtor's attorney:

Lisa A Rynard
Law Office of Lisa A. Rynard
240 Broad Street
Montoursville, PA 17754
570-505-3289

The case was assigned case number 5:22-bk-00978.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://www.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Roscnn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy Court

PACER Service Center
Transaction Receipt
05/26/2022 09:00:19

5/10/2022 6:19 PM FROM: Staples

TO: +15709809414 P. 1

2019 CV 1131

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

REVERSE MORTGAGE SOLUTIONS, INC.
14405 Walters Road, Suite 260
Houston, TX 77014
Plaintiff

(866-289-7724)

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019 CV 1131

2022 - E0 - 34

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

Your house at 52 Woman Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on July 27 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$132,974.10 obtained by REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC., 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 home.retention@kmlawgroup.com (KML File Number 195950FC). 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).

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 05/25/22

Account:

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

Ad ID: 1245059
Description: **Sally Longenberger Sale**
Run Dates: **07/06/22 to 07/20/22**
Class: 2
Agate Lines: 264
Blind Box:

Total Ad Cost \$1,875.20
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/06/22	07/20/22	3	\$1,875.20

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1131

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 27, 2022
9:00 O'CLOCK A.M.

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

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

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

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

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

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

PROPERTY ID NUMBER: 31-3C1-035

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

PROPERTY ADDRESS: 52 WORMAN STREET, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER: 31-3C1-035

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff
KML LAW GROUP P.C.
PHILADELPHIA, PA. 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

Date: May 6, 2022

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

Reverse Mortgage Solutions, Inc

VS.

Sally Longenberger FKA Sally Hendricks

No. 34 of 2022 E.D. and No. 1131 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 6th 2022

2nd Week July 13th 2022

3rd Week July 20th 2022

SALE DATE: **July 27th 2022 @ 9:00 a.m**

Feel free to contact me if you have any questions.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 34
Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 07/27/2022 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SALLY LONGENBERGER
Primary Address: 52 WORMAN STREET
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: SALLY LONGENBERGER
Relation: DEF
Date: 5/10/22 **Time:** 1330
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

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

Service Attempt Notes:

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

LONGENBERGER, SALLY 2019CV1131 52 WORMAN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

X

REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	34
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	52 WORMAN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	SALLY LONGENBERGER
Relation:	OWNER
Date:	5/10/22
Time:	1330
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2019CV1131
52 WORMAN STREET, BLOOMSBURG, PA 17815
NO EXPIRATION

X

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

BOHLING, MELODY

2019CV1131

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 34

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 07/27/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570.594.4560

Serve To:

Name: Melody Bohling

Primary Address: 350 Tenny St.
Bloomsburg, PA 17815

Phone: 570-594-4560 **DOB:**

Alternate Address: 2026 OLD BERWICK RD
Bloomsburg PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MAILBOX

Relation:

Date: 5/6/22 **Time:** 1249

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

Date:	5/6/22					
Time:	1250					
Mileage:						
Deputy:	4	2	3	4	5	6

Service Attempt Notes:

1. OLD BERWICK RD ADDRESS
- 2.
- 3.
- 4.
- 5.
- 6.

X

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

COLUMBIA COUNTY TAX C 2019CV1131 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 34

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 07/27/2022 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: DEBBIE HOWER

Relation: CLERK

Date: 5/10/22 **Time:** 1139

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C. **Phone:** 1-610-662-4798

Service Attempts:

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

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

X

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

DOMESTIC RELATIONS OF 2019CV1131 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	34
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Taylor Shultz		
Relation:	CLERK		
Date:	5/6/22	Time:	1142
Deputy:	4	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
LONGENBERGER, SALLY

Case Number
2019CV1131

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/27/2022 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	52 WORMAN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798
--------------	---------------------	---------------	----------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2019CV1131

52 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019 CV 1131

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2022 - ED - 34

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 52 Worman Street, Bloomsburg, PA 17815

AMOUNT DUE \$132,974.10

Interest From 09/01/2019
to the Date of Sheriff's Sale _____
at per diem rate of \$22.75

(Costs to be added) _____

Dated: 5/5/2022

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

Deputy [Signature]

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

Docket No. 2019 CV 1131

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

REVERSE MORTGAGE SOLUTIONS, INC.

vs.

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

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$132,974.10
INTEREST from 09/01/2019 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

52 Worman Street, Bloomsburg, PA 17815

KML Law Group, P.C.

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

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

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

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

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

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

PROPERTY ID NUMBER: 31-3C1-035

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

Parcel # 31-301-035

Scott Twp

REAL ESTATE OUTLINE

ED # 2022-34

DATE RECEIVED 5-5-2022
DOCKET AND INDEX 2019 CV 1131

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>954224</u>

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

SALE DATE	<u>July 27</u>	TIME <u>9:00</u>
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 6</u>	
	2 ND WEEK <u>July 13</u>	
	3 RD WEEK <u>July 20</u>	

KML Law Group, P.C.

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

REVERSE MORTGAGE SOLUTIONS, INC.

14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019 CV 1131

2022-ED-34

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

Your house at 52 Worman Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on July 27 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$132,974.10 obtained by REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC., 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@kmlgroup.com (KML File Number 195950FC). 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).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 27, 2022
AT 9:00 O'CLOCK A.M.

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

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

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

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

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

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

PROPERTY ID NUMBER: 31-3C1-035

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

PROPERTY ADDRESS: 52 WORMAN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C1-035

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

REVERSE MORTGAGE SOLUTIONS, INC.
Plaintiff

vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS
Defendant(s)

NO. 2019 CV 1131

**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):

SALLY LONGENBERGER FKA SALLY HENDRICKS

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 3/9/2020

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

I certify that this is a copy of this Document as filed with the Court.
KML LAW GROUP, P.C.
By: [Signature]
Print Name: Jamumca
Submitted Date: 3/11/2020

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2022-ED-34

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina G. Murtha ID 61858

____ Brian C. Nicholas Pa. ID 317240

____ Caitlin M. Donnelly Pa. ID 311403

____ Rebecca A. Solarz Pa. ID 315936

____ J. Eric Kishbaugh Pa. ID 33078

____ Stephanie A. Walczak Pa. ID 320431

____ Geraldine Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine Linn Pa. ID 83351
 Michael P. Farrington Pa. ID 329636
Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2019 CV 1131

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 52 Worman Street, Bloomsburg, PA 17815

SOLD as the property of SALLY LONGENBERGER FKA SALLY HENDRICKS

TAX PARCEL #31-3C1-035

ATTORNEY: KML Law Group, P.C.

KML LAW GROUP, P.C.

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

REVERSE MORTGAGE SOLUTIONS, INC.

14405 Walters Road, Suite 200
Houston, TX 77014

Plaintiff
vs.

SALLY LONGENBERGER FKA SALLY HENDRICKS

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

2022 - ED - 34

AFFIDAVIT PURSUANT TO RULE 3129

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

52 Worman Street
Bloomsburg, PA 17815

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

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

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

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

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

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

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

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

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

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

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

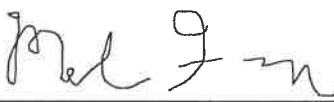
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

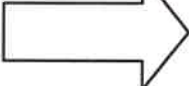
TENANTS/OCCUPANTS
52 Worman Street
Bloomsburg, PA 17815

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

Date: 5/3/22

By: 
KML LAW GROUP, P.C.
 Michael McKeever Pa. ID 56129
 Lisa Lee Pa. ID 78020
 Kristina G. Murtha ID 61858
 Brian C. Nicholas Pa. ID 317240
 Caitlin M. Donnelly Pa. ID 311403
 Rebecca A. Solarz Pa. ID 315936
 J. Eric Kishbaugh Pa. ID 33078
 Stephanie A. Walczak Pa. ID 320431
 Geraldine Linn Pa. ID 83351
 Michael P. Farrington Pa. ID 329636
Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ REVERSE MORTGAGE SOLUTIONS, INC.		COURT NUMBER 2019 CV 1131	
DEFENDANT/S/ SALLY LONGENBERGER FKA SALLY HENDRICKS		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SALLY LONGENBERGER FKA SALLY HENDRICKS		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 52 Worman Street, Bloomsburg, PA 17815 (Scott Township)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Barbara Hand</i>		TELEPHONE NUMBER (215) 627-1322	DATE May 2, 2022
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

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

May 2, 2022

RE: Docket # 2019 CV 1131

ATTENTION: Columbia County Sheriff

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

SALLY LONGENBERGER FKA SALLY HENDRICKS

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

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

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019 CV 1131

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

May 2, 2022

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

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

Kindly issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

Please also return a copy of the enclosed pleadings with your time stamp affixed thereto in the stamped, self-addressed envelope enclosed for this purpose.

Should you need anything else to process this request, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

KML LAW GROUP, P.C.,

Direct: (215) 825-6454
Main: (215) 627-1322

Document Receipt

Trans #	18924	Carrier / service:	USPS Server	First-Class Mail®	5/6/2022 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPT OF LABOR &
INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000183359

Doc Ref #: 2022ED34

Postage 5.8600

HARRISBURG PA 17121

Document Receipt

Trans # 18921 Carrier / service: USPS Server First-Class Mail® 5/6/2022 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000183328

Doc Ref #: 2022ED34

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18922	Carrier / service:	USPS Server	First-Class Mail®	5/6/2022 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000183335

Doc Ref #: 2022ED34

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	18923	Carrier / service:	USPS Server	First-Class Mail®	5/6/2022 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

451 SEVENTH STREET
S.W.

WASHINGTON DC 20410

Tracking #: 71901140006000183342

Doc Ref #: 2022ED34

Postage 5.8600

Document Receipt

Trans # 18920 Carrier / service: USPS Server First-Class Mail® 5/6/2022 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE

1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000183311

Doc Ref #: 2022ED34

Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans # 18918 Carrier / service: USPS Server First-Class Mail® 5/6/2022 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000183298

Doc Ref #: 2022ED34

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18919 Carrier / service: USPS Server First-Class Mail® 5/6/2022 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000183304

Doc Ref #: 2022ED34

Postage 5.8600

HARRISBURG PA 17128

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

195950

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-4322 info@kmlawgroup.com

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

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

Memo LONGENBERGER, 195950EC

Firsttrust Bank
3-7380/2360

954191

May 02, 2022

\$ 1350.00

Dollars

Mortgage Cash Account Void After 180 Days



[Handwritten Signature]

⑈954191⑈ ⑆23607380⑆ 8000082795⑈