

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

FREEDOM MORTGAGE CORPORATION

vs.

RICHARD LONGENBERGER, / ESTATE OF DEANNA J. HUTTON

Case Number
2023CV126

PROPERTY ADDRESS

1014 LA SALLE STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/30/2023	Advance Fee	Advance Fee	966427	\$0.00	\$2,000.00
03/30/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/30/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/30/2023	Crying Sale			\$10.00	\$0.00
03/30/2023	Docketing			\$15.00	\$0.00
03/30/2023	Levy			\$15.00	\$0.00
03/30/2023	Mailing Costs			\$48.00	\$0.00
03/30/2023	Posting Handbill			\$15.00	\$0.00
03/30/2023	Sheriff Automation Fund			\$50.00	\$0.00
03/30/2023	Web Posting			\$100.00	\$0.00
04/12/2023	Service			\$210.00	\$0.00
04/12/2023	Copies			\$7.00	\$0.00
04/12/2023	Notary Fee			\$10.00	\$0.00
04/12/2023	Tax Claim Search			\$5.00	\$0.00
04/12/2023	Surcharge			\$40.00	\$0.00
04/12/2023	Service Mileage			\$24.00	\$0.00
04/12/2023	Refund	(PAID 04/12/2023)	9248	\$1,418.50	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE: \$0.00

Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

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

April 12, 2023

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: 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

No. 2023-CV-126

KML File#: 226726FC

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

Sheriff's Sale Date: June 07, 2023

Sale No.

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for June 07, 2023 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	19
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="border: 1px solid black; border-radius: 50%; width: 150px; height: 40px; margin: 10px auto; text-align: center; line-height: 40px;">394-9969</div>		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	NICK LONGENBERGER
Relation:	DEF
Date:	4/10/23
Time:	1445
Deputy:	4
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	3/31/23	4/5/23	4/10/23			
Time:	12:33	1056	0834			
Mileage:						
Deputy:	445	42	43	4	5	6

Service Attempt Notes:

1. No answer, L/C.
2. L/C
3. CALLED - WILL MEET WITH NEXT WEEK
- 4.
- 5.
- 6.

LONGENBERGER, NICK 2023CV126 1201 ORANGE STREET, APT B, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

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

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	19
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 06/07/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	RICHARD LONGENBERGER, / ESTATE OF		
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:	Def		
Date:	3/31/23	Time:	12:12
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	6

Service Attempt Notes:

-
-
-
-
-
-

RICHARD LONGENBERGER

2023CV126

1014 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1014 LA SALLE STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Richard Longenberger

Relation:

Occupant

Date:

3/31/23

Time:

12:12

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 LA SALLE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

FREEDOM MORTGAGE CORPORATION

vs.

RICHARD LONGENBERGER, / ESTATE OF DEANNA J. HUTTON

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: Adult in Charge

Expires:

Warrant:

Notes:

SALE DATE & TIME: 06/07/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. GINGER

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: 3/31/23

Time: 12:43

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:

-
-
-
-
-
-

GINGHER, CONNIE C.

2023CV126

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

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

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	19
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 06/07/2023 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 <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:			
Date:	3/30/23	Time:	1003
Deputy:	Stokes #15	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:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2023CV126 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



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

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	19
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/07/2023 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 <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Lynn Dixon
Relation:	
Date:	3/30/23
Time:	1005
Deputy:	Stokes
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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV126

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 19

DATE RECEIVED 3-24-2023
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>O</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>966427</u>

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

SALE DATE June 7th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>May 17</u>
	2 ND WEEK	<u>May 28</u>
	3 RD WEEK	<u>May 31</u>

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

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

Case Number
2023CV126

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2023 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1014 LA SALLE 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 LA SALLE STREET, BERWICK, PA 18603

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: March 30, 2023

Re: Sheriffs Sale Advertising Dates

Freedom Mortgage Corp

VS.

Richard Longenberger as Administrator of the Estate of Deanna J. Hutton

No. 126 of 2023 J.D. and No. 19 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 17th 2023

2nd Week May 24th 2023

3rd Week May 31st 2023

SALE DATE: June 7th 2023 @ 9:00 a.m

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain

Sheriff of Columbia County

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



71901140006000188217

COMMON OF PA DEPT OF REVENUE
INHERITANCE TAX DIV
1315 STRAWBERRY SQUARE
6TH FLOOR
HARRISBURG PA 17128

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



71901140006000188170

COMMON OF PENNSYLVANIA
INHERITANCE TAX OFFICE
110 NORTH 8TH STREET
SUITE # 204
PHILADELPHIA PA 19107

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



71901140006000188200

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
660 AMERICAN AVENUE
301
KING OF PRUSSIA PA 19406

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, 2023

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2023

BILL NO.
4328

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,923	12.135	296.39	302.44	332.68
SINKING		1	24.42	24.92	27.41
FIRE		1.25	30.53	31.15	32.71
LIGHT		1.25	30.53	31.15	32.71
BORO RE		18.1	442.09	451.11	473.67
The discount & penalty have been calculated for your convenience			823.96	840.77	899.18
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HUTTON DEANNA J
1014 LASALLE STREET
BERWICK PA 18603

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, 2024

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

Tim, not paid as of 4-3-23

Conrad

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2023 - EP - 19

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 \$106,324.81

Interest From 03/23/2023
to the Date of Sheriff's Sale
at per diem rate of \$8.49

(Costs to be added)

Dated:

3/24/2023

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

Deputy

Rosalie Antonello

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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)

No. 2023-CV-126

FILED
PROTHONOTARY
2023 MAR 24 AM 11:54
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against **RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON, DECEASED** by default for want of an Answer.

Assess damages as follows:

Debt \$106,324.81

Interest to 03/22/2023 at 3.6250%
Per diem interest rate of \$8.49

Total

(Assessment of Damages Attached)

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

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

By:

[Signature]

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

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

Kia House Pa. ID 321503

Attorneys for Plaintiff

AND NOW March 24, 2023, Judgment is entered 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 default for want of an Answer and damages assessed in the sum of \$106,324.81 as per the above certification.

[Signature]
Prothonotary

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764
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.

Barbarie N. Silveti
~~Tami Kline~~, Prothonotary

By: *Barbara N. Silveti*
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

10500 Kincaid Drive
Fishers, IN 46037-9764

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

FILED
PROTODIARY
2023 MAR 24 AM 11:54
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER FOR 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 for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$106,324.81.

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

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

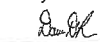
☒ Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

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, 10500 Kincaid Drive, Fishers, IN 46037-9764 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

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

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

Kia House Pa. ID 321503

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 03/22/2023	\$8,729.88
Late Charges	\$30.41
Escrow	\$5,434.77
Title Expense	\$250.00
Property Inspections	<u>\$40.00</u>

\$106,324.81

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

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

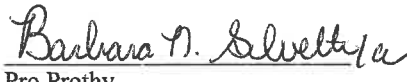
Michael P. Farrington Pa. ID 329636

☒ Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Attorneys for Plaintiff

AND NOW, this 24th day of March, 2023 damages are assessed as above.


Pro Prothy

2023-CV-126/226726FC

FILED
PROTHONOTARY
2023 MAR 24 AM 11:55
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

2023-ED-19

FILED
PROTHONOTARY
2023 MAR 24 AM 11:55
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$106,324.81

Interest from 03/23/2023
to the Date of Sheriff's Sale
at per diem rate of \$8.49

(Costs to be added)

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

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

X Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Attorneys for Plaintiff

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2023 - E D - 19

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 \$106,324.81

Interest From 03/23/2023
to the Date of Sheriff's Sale
at per diem rate of \$8.49

(Costs to be added)

Dated:

3/24/23


Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy



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

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	\$106,324.81
INTEREST from 03/23/2023	
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

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 BERNOCO, EXECUTOR OF THE ESTATE OF JOSEPH H. BERNOCO, JR., BY DEED DATED 1/15/2015 AND RECORDED 1/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201500468, GRANTED AND CONVEYED UNTO DEANNA J. HUTTON.

KML LAW GROUP, P.C.

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

Attorney for Plaintiff

Freedom Mortgage Corporation

10500 Kincaid Drive
Fishers, IN 46037-9764

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

2023-ED-19

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

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 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

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

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: 3/22/2023

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

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

Kia House Pa. ID 321503

Attorneys for Plaintiff

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

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

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Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

☒ Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Attorneys for Plaintiff

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

2023-ED-19

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

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

Kia House Pa. ID 321503

Attorneys for Plaintiff

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 at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JUNE 07, 2023
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 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 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.

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

PROPERTY ID NUMBER:

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

PROPERTY ADDRESS: 1014 LA SALLE 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.

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 1-215-825-6345

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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
 (215) 627-1322
 Attorney for Plaintiff

Freedom Mortgage Corporation

10500 Kincaid Drive
 Fishers, IN 46037-9764

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

2023-ED-19

**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: MCDANIEL, ESQUIRE, JOHN W.
JOHN W. MCDANIEL ESQ
 McDaniel Law
 107 Rear East 2nd 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 June 7th 2023, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$106,324.81 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).

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.

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

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

ATTORNEY FILED
COPY PROTHONOTARY
2023 MAR 24 AM 11:56

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$106,324.81

Interest from 03/23/2023
to the Date of Sheriff's Sale
at per diem rate of \$8.49

(Costs to be added)

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

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

Kia House Pa. ID 321503

Attorneys for Plaintiff

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

**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

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

Kia House Pa. ID 321503

Attorneys for Plaintiff

KML LAW GROUP, P.C.

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

Attorney for Plaintiff

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037-9764

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

2023-ED-19

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

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 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

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

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

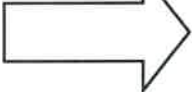
I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 3/22/2023

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
J. Eric Kishbaugh Pa. ID 33078
Stephanie A. Walczak Pa. ID 320431
Geraldine M. Linn Pa. ID 83351
Michael P. Farrington Pa. ID 329636
X Danielle DiLeva Pa. ID 328955
Kia House Pa. ID 321503

Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ Freedom Mortgage Corporation		COURT NUMBER 2023-CV-126	
DEFENDANT/S/ RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE RICHARD LONGENBERGER AS ADMINISTRATOR OF THE ESTATE OF DEANNA J. HUTTON AKA DEANNA G. HUTTON AKA DEANNA HUTTON AKA DEANNA JEAN HUTTON. DECEASED		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1014 La Salle Street aka 1014 LaSalle St, Berwick, PA 18603 (BOROUGH OF BERWICK)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Samantha Moors</i>		TELEPHONE NUMBER (215) 627-1322	DATE March 22, 2023
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

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

March 22, 2023

RE: Docket # 2023-CV-126

ATTENTION: Columbia County Sheriff

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

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

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

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

Document Receipt

Trans #	19408	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION660 AMERICAN AVENUE
301

Tracking #: 71901140006000188200

Doc Ref #: 2023ED19

Postage 5.8600

KING OF
PRUSSIA PA 19406

Document Receipt

Trans #	19407	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000188194

Doc Ref #: 2023ED19

Postage 5.8600

PITTSBURGH PA 15222

Document Receipt

Trans #	19406	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000188187

Doc Ref #: 2023ED19

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	19405	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
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Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

SUITE # 204

Tracking #: 71901140006000188170

Doc Ref #: 2023ED19

Postage 5.8600

PHILADELPHIA PA 19107

Document Receipt

Trans #	19404	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:		71901140006000188163	
		Doc Ref #:		2023ED19	
		Postage		5.8600	
HARRISBURG PA 17128					

Document Receipt

Trans #	19403	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

HARRISBURG PA 17105

Tracking #: 71901140006000188156

Doc Ref #: 2023ED19

Postage 5.8600

Document Receipt

Trans #	19402	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
Ship to:					
COMMONWEALT OF PA		DEPT OF WELFARE			
PO BOX 2675		Tracking #: 71901140006000188149			
		Doc Ref #: 2023ED19			
		Postage 5.8600			
HARRISBURG PA 17105					

Document Receipt

Trans #	19402	Carrier / service:	USPS Server	First-Class Mail®	3/30/2023 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000188149

Doc Ref #: 2023ED19

Postage 5.8600

HARRISBURG PA 17105

226/26

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

KML LAW GROUP, P.C.

SUITE 5080
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

3-7380/2360

966427

March 22, 2023

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days





⑈966427⑈ ⑆23607380⑆ 8000082795⑈