

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVICE 1ST FCU
vs.
MICHELLE POTTER

Case Number
2023CV36

PROPERTY ADDRESS

158 EVERGREEN LANE, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/19/2023	Advance Fee	Advance Fee	15047210	\$0.00	\$2,000.00
04/19/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/19/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/19/2023	Crying Sale			\$10.00	\$0.00
04/19/2023	Docketing			\$15.00	\$0.00
04/19/2023	Levy			\$15.00	\$0.00
04/19/2023	Mailing Costs			\$30.00	\$0.00
04/19/2023	Posting Handbill			\$15.00	\$0.00
04/19/2023	Sheriff Automation Fund			\$50.00	\$0.00
04/19/2023	Web Posting			\$100.00	\$0.00
05/15/2023	Continued or Cancelled Sale	Cancelled on: 05/15/2023		\$10.00	\$0.00
05/15/2023	Service			\$120.00	\$0.00
05/15/2023	Service Mileage			\$40.00	\$0.00
05/15/2023	Tax Claim Search			\$5.00	\$0.00
05/15/2023	Surcharge			\$20.00	\$0.00
05/15/2023	Copies			\$4.00	\$0.00
05/15/2023	Notary Fee			\$10.00	\$0.00
05/15/2023	Refund			\$1,523.50	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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LOGS Legal Group LLP
Attorneys at Law

3600 Horizon Drive, Suite 150
King of Prussia, Pennsylvania 19406
Tel: (610) 278-6800 & Fax: (610) 278-9980

Partners

Gerald M. Shapiro (licensed in FL, IL)
David S. Kreisman (licensed in IL)

Managing Partner

Christopher A. DeNardo (licensed in NJ, NY, PA)

May 15, 2023

Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

RE: Midwest Loan Services vs. , et al
Docket No.: 2023-CV-36
Property Address: 158 Evergreen Lane, Catawissa, PA 17820
LLG File No.: MLS-22-068256

Dear Real Estate Deputy:

Please be advised that this matter has been closed by our client. No funds have been exchanged in our office. Kindly STAY the sheriff's sale currently scheduled for July 26, 2023 and send our office a statement as to your fees.

Please return the Writ to the Prothonotary's Office.

Thank You for your attention.

Very truly yours,

Billing Department
LOGS Legal Group LLP

cc: Michelle Potter
158 Evergreen Lane
Catawissa, PA 17820

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVICE 1ST FCU
vs.
POTTER, MICHELLE

Case Number
2023CV36

SERVICE COVER SHEET

Service Details:

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

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

Notes: SALE DATE & TIME: 07/26/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 4/21/23 **Time:** 14:33

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP **Phone:**

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

LONG, DEBRA A.

2023CV36

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVICE 1ST FCU
vs.
POTTER, MICHELLE

Case Number
2023CV36

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 07/26/2023 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 · Adult In Charge · Posted · Other
Adult In Charge: Lynn Dixon
Relation:
Date: 4/19/23 Time: 1600
Deputy: 6 Mileage:

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2023CV36

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVICE 1ST FCU
vs.
POTTER, MICHELLE

Case Number
2023CV36

SERVICE COVER SHEET

Service Details:

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

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

Notes: SALE DATE & TIME: 07/26/2023 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MICHELLE POTTER

Primary Address: 158 EVERGREEN LANE
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address: 49 SNYDER BRIDGE ROAD
CATAWISSA, PA 17820

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 4/21/23 **Time:** 14:49

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP **Phone:**

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

POTTER, MICHELLE

2023CV36

158 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



SERVICE 1ST FCU
vs.
POTTER, MICHELLE

Case Number
2023CV36

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	158 EVERGREEN LANE CATAWISSA, PA 17820
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: LOGS LEGAL GROUP LLP	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV36

158 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV36

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 26, 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.

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin, located on the North line of lands now or formerly of the Roaring Creek Water Company, said iron pin being located North 82 degrees 34 minutes West, a distance of 2,341.49 feet from a set stone corner located on the North line of land now or formerly of the Roaring Creek Water Company; THENCE from the place of beginning along the aforementioned North line of land now or formerly of the Roaring Creek Water Company, North 82 degrees 34 minutes West, for a distance of 146.29 feet to an iron pin; THENCE along the East line of Lot # 159, North 4 degrees 32 minutes West, for a distance of 115.91 feet to an iron pin; THENCE along the South right-of-way line of Evergreen Lane, North 85 degrees 28 minutes East, for a distance of 20.90 feet to a point; THENCE further along the same around a curve having an angle of 13 degrees 12 minutes, a radius of 682.86 feet, a tangent of 79.01 feet, an arc of 157.32 feet, for a chord course of South 87 degrees 56 minutes East, for a chord distance of 156.97 feet to an iron pin; THENCE along the West Line of Lot # 157, South 10 degrees 12 minutes West, for a distance of 132.57 feet to the place of BEGINNING.

WHEREON is erected a single frame ranch residential dwelling house municipally numbered as 158 Evergreen Lane, Catawissa, Pennsylvania, 17820 and further being identified on the Columbia County Tax Assessment Records for Locust Township as Tax Parcel Number 2001B-003-00-00.

BEING THE SAME premises which Douglas J. Avellino and Trisha Avellino, husband and wife, by their deed dated March 9, 2018 and recorded March 28, 2018 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania as Instrument Number 201802175, granted and conveyed unto Michelle Potter, the Mortgagor herein.

PARCEL # 20-01B-003-00,000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 158 Evergreen Lane, Catawissa, PA 17820

PROPERTY ADDRESS: 158 EVERGREEN LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01B-003

Seized and taken into execution to be sold as the property of MICHELLE POTTER in suit of SERVICE 1ST FCU.

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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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 04/19/23

Account:

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

Ad ID: 1266849
Description: **Potter Sale**
Run Dates: **07/05/23 to 07/19/23**
Class: 2
Agate Lines: 234
Blind Box:

Total Ad Cost \$1,663.70
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/05/23	07/19/23	3	\$1,663.70

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV36

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 26, 2023
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 THAT CERTAIN piece, parcel or tract of land, situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin, located on the North line of lands now or formerly of the Roaring Creek Water Company, said iron pin being located North 82 degrees 34 minutes West, a distance of 2,341.49 feet from a set stone corner located on the North line of land now or formerly of the Roaring Creek Water Company; THENCE from the place of beginning along the aforementioned North line of land now or formerly of the Roaring Creek Water Company, North 82 degrees 34 minutes West, for a distance of 146.29 feet to an iron pin; THENCE along the East line of Lot # 169, North 4 degrees 32 minutes West, for a distance of 115.91 feet to an iron pin; THENCE along the South right-of-way line of Evergreen Lane, North 85 degrees 28 minutes East, for a distance of 20.90 feet to a point; THENCE further along the same around a curve having an angle of 13 degrees 12 minutes, a radius of 682.86 feet, a tangent of 79.01 feet, an arc of 157.32 feet, for a chord course of South 87 degrees 56 minutes East, for a chord distance of 156.97 feet to an iron pin; THENCE along the West Line of Lot # 157, South 10 degrees 12 minutes West, for a distance of 132.57 feet to the place of BEGINNING.

WHEREON is erected a single frame ranch residential dwelling house municipally numbered as 158 Evergreen Lane, Catawissa, Pennsylvania, 17820 and further being identified on the Columbia County Tax Assessment

Records for Locust Township as Tax Parcel Number 20018-003-00-00, BEING THE SAME premises which Douglas J. Avellino and Trisha Avellino, husband and wife, by their deed dated March 9, 2018 and recorded March 28, 2018 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania as Instrument Number 201802175, granted and conveyed unto Michelle Potter, the Mortgagor herein.

PARCEL # 20018-003-00-000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 158 Evergreen Lane, Catawissa, PA 17820

PROPERTY ADDRESS: 158 EVERGREEN LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-018-003

Seized and taken into execution to be sold as the property of MICHELLE POTTER in suit of SERVICE 1ST FCU.

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:
LOGS LEGAL GROUP LLP,
KING OF PRUSSIA, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

FILED
PROthonOTARY
2023 APR 14 PM 12: 50
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616
LORRAINE GAZZARA DOYLE, PA I.D. NO. 34576
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 22-068256

SERVICE 1ST FCU

PLAINTIFF

VS.

Michelle Potter

DEFENDANT

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

2023 - ED - 24
CASE NO. 2023-CV-36

AFFIDAVIT PURSUANT TO RULE 3129.1

SERVICE 1ST FCU, Plaintiff in the above action, sets forth, as of the date the Praecipe for the writ of execution was filed, the following information concerning the real property located at **158 Evergreen Lane, Catawissa, PA 17820**.

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

Michelle Potter
158 Evergreen Lane
Catawissa, PA 17820

2. Name and address of Defendant in the judgment:

Michelle Potter
158 Evergreen Lane
Catawissa, PA 17820

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

SERVICE 1ST FCU
1419 Montour Boulevard
Danville, PA 17821

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

SERVICE 1ST FCU, Plaintiff
1419 Montour Boulevard
Danville, PA 17821

5. Name and address of every other person who has any record lien on the property:

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

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

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

PA Dept. of Public Welfare
✓ Bureau of Child Support
Health & Welfare Building
P.O. Box 2675
Harrisburg, PA 17105

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:

TENANT OR OCCUPANT
158 Evergreen Lane
Catawissa, PA 17820

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

LOGS LEGAL GROUP LLP

Date: 4/13/2023

BY: 
Christopher A. DeNardo
Attorney for Plaintiff

22-068256

REAL ESTATE OUTLINE

ED # 24-23

DATE RECEIVED _____
DOCKET AND INDEX 4-19-23

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000</u>	<input checked="" type="checkbox"/>	CK# <u>1504-7210</u>

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

SALE DATE July 26 TIME 0900
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____



LOGS Legal Group LLP
Attorneys at Law

3600 Horizon Drive, Suite 150
King of Prussia, Pennsylvania 19406
Tel: (610) 278-6800 • Fax: (610) 278-9980

Partners

Gerald M. Shapiro (licensed in FL, IL)
David S. Kreisman (licensed in IL)

Managing Partner

Christopher A. DeNardo (licensed in NJ, NY, PA)

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: SERVICE 1ST FCU vs. Michelle Potter
Docket No.: 2023-CV-36
Property Address: 158 Evergreen Lane, Catawissa, PA 17820
LLG File No.: 22-068256

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the next available sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$2,000.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale;
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,
Anthony Price
Anthony Price
Legal Assistant

Enclosures

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616
LORRAINE GAZZARA DOYLE, PA I.D. NO. 34576
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 22-068256

SERVICE 1ST FCU
PLAINTIFF
VS.
Michelle Potter
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2023-CV-36

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michelle Potter
158 Evergreen Lane
Catawissa, PA 17820

Your house (real estate) at: **158 Evergreen Lane, Catawissa, PA 17820**, 20-01B-003-00,000, is scheduled to be sold at Sheriff's Sale at Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 on _____ at _____ to enforce the court judgment of \$126,499.94 obtained by SERVICE 1ST FCU 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 back to SERVICE 1ST FCU the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610) 278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may 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 on page two of 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 TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
6. 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.
7. 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 570-389-5622.
8. 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.
9. 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.
10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

22-068256

SERVICE 1ST FCU
Plaintiff

vs.

Michelle Potter
Defendant

IN THE COURT OF COMMON PLEAS

OF

COLUMBIA COUNTY

No. 2023-CV-36

2023 - ED - 24

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To The Prothonotary:

Issue Writ of Execution in the above matter:

Amount Due
Interest from April 12, 2023 to
(Costs to be Added):

\$126,499.94



Christopher A. DeNardo
Attorney for Plaintiff

FILED
PROTHONOTARY
2023 APR 14 PM 12:51
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

No: 2023-CV-36

IN THE COURT OF COMMON PLEAS
OF
COLUMBIA COUNTY

SERVICE 1ST FCU

VS

Michelle Potter

PRAECIPE FOR WRIT OF
EXECUTION
{Mortgage Foreclosure}

Filed:



Christopher A. DeNardo
Plaintiff's Attorney

FILED
PROTHONOTARY

2023 APR 14 PM 12: 51

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SERVICE 1ST FCU
PLAINTIFF

VS.

Michelle Potter
DEFENDANT

SS

No: 2023-CV-36

2023 - ED - 24

WRIT OF EXECUTION:
MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

158 Evergreen Lane, Catawissa, PA 17820

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from April 12, 2023 to

\$126,499.94

Costs to be Added

Seal of Court

Barbara N. Silvette
PROTHONOTARY

Date: 4/14/2023

Melissa Traugh
Deputy Prothonotary

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

No: 2023-CV-36

SERVICE 1ST FCU

vs.

Michelle Potter



Christopher A. DeNardo
Attorney for Plaintiff

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

**LOGS LEGAL GROUP LLP
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406**

FILED
PROTHONOTARY

2023 APR 14 PM 12: 50

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

SERVICE 1ST FCU
Plaintiff

vs.

Michelle Potter
Defendant

IN THE COURT OF COMMON PLEAS

OF

COLUMBIA COUNTY

No. 2023-CV-36

2023 - ED - 24

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Christopher A. DeNardo
Attorney for Plaintiff

FILED
PROTHONOTARY
2023 APR 14 PM 12:51
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

No: 2023-CV-36

IN THE COURT OF COMMON PLEAS
OF
COLUMBIA COUNTY

SERVICE 1ST FCU

VS

Michelle Potter

PRAECIPE FOR WRIT OF
EXECUTION
{Mortgage Foreclosure}

Filed:



Christopher A. DeNardo
Plaintiff's Attorney

FILED
PROTHONOTARY

2023 APR 14 PM 12:50

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SERVICE 1ST FCU
PLAINTIFF

VS.

Michelle Potter
DEFENDANT

SS

No: 2023-CV-36

2023 - ED - 24

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Costs to be Added

Seal of Court

Barbara N. Silvetti
PROTHONOTARY

Date: 4/14/2023

Melissa Traugh
Deputy Prothonotary

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

No: 2023-CV-36

SERVICE 1ST FCU

vs.

Michelle Potter



Christopher A. DeNardo
Attorney for Plaintiff

WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

**LOGS LEGAL GROUP LLP
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406**

**FILED
PROTHONOTARY**

2023 APR 14 PM 12:50

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616
LORRAINE GAZZARA DOYLE, PA I.D. NO. 34576
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 22-068256

FILED
PROTHONOTARY
2023 APR 14 PM 12:51
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

SERVICE 1ST FCU
PLAINTIFF
VS.
Michelle Potter
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY
2023-ED-24
NO:2023-CV-36

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

FHA - Tenant Occupied or Vacant

Commercial

As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

LOGS LEGAL GROUP LLP

Date: 4/13/2023

BY: 

Christopher A. DeNardo
Attorneys for Plaintiff

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin, located on the North line of lands now or formerly of the Roaring Creek Water Company, said iron pin being located North 82 degrees 34 minutes West, a distance of 2,341.49 feet from a set stone corner located on the North line of land now or formerly of the Roaring Creek Water Company; THENCE from the place of beginning along the aforementioned North line of land now or formerly of the Roaring Creek Water Company, North 82 degrees 34 minutes West, for a distance of 146.29 feet to an iron pin; THENCE along the East line of Lot # 159, North 4 degrees 32 minutes West, for a distance of 115.91 feet to an iron pin; THENCE along the South right-of-way line of Evergreen Lane, North 85 degrees 28 minutes East, for a distance of 20.90 feet to a point; THENCE further along the same around a curve having an angle of 13 degrees 12 minutes, a radius of 682.86 feet, a tangent of 79.01 feet, an arc of 157.32 feet, for a chord course of South 87 degrees 56 minutes East, for a chord distance of 156.97 feet to an iron pin; THENCE along the West Line of Lot # 157, South 10 degrees 12 minutes West, for a distance of 132.57 feet to the place of BEGINNING.

WHEREON is erected a single frame ranch residential dwelling house municipally numbered as 158 Evergreen Lane, Catawissa, Pennsylvania, 17820 and further being identified on the Columbia County Tax Assessment Records for Locust Township as Tax Parcel Number 20-01B-003-00-00.

BEING THE SAME premises which Douglas J. Avellino and Trisha Avellino, husband and wife, by their deed dated March 9, 2018 and recorded March 28, 2018 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania as Instrument Number 201802175, granted and conveyed unto Michelle Potter, the Mortgagor herein.

PARCEL # 20-01B-003-00,000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 158 Evergreen Lane, Catawissa, PA 17820

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the 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.



Christopher A. DeNardo
Attorney for Plaintiff



LOGS Legal Group LLP
Attorneys at Law

3600 Horizon Drive, Suite 150
King of Prussia, Pennsylvania 19406
Tel: (610) 278-6800 • Fax: (610) 278-9980

Partners

Gerald M. Shapiro (licensed in FL, IL)
David S. Kreisman (licensed in IL)

Managing Partner

Christopher A. DeNardo (licensed in NJ, NY, PA)

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: SERVICE 1ST FCU vs. Michelle Potter
Docket No.: 2023-CV-36
Property Address: 158 Evergreen Lane, Catawissa, PA 17820
LLG File No.: 22-068256

Sir/Madam:

Please be advised we will be using a third party to attempt personal service.

Please post the HANDBILL upon the following address:

158 Evergreen Lane, Catawissa, PA 17820

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,
Anthony Price
Anthony Price
Legal Assistant

Enclosures