

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
JASON W THOMAS

Case Number  
2016CV1225

PROPERTY ADDRESS  
111 ROBBINS ROAD, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
06/02/2017	Advance Fee	Advance Fee	001670483	\$0.00	\$1,350.00
06/02/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/02/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/02/2017	Crying Sale			\$10.00	\$0.00
06/02/2017	Docketing			\$15.00	\$0.00
06/02/2017	Levy			\$15.00	\$0.00
06/02/2017	Mailing Costs			\$24.00	\$0.00
06/02/2017	Posting Handbill			\$15.00	\$0.00
06/02/2017	Poundage			\$286.19	\$0.00
06/02/2017	Press Enterprise Inc.			\$1,427.73	\$0.00
06/02/2017	Sheriff Automation Fund			\$50.00	\$0.00
06/02/2017	Web Posting			\$100.00	\$0.00
07/25/2017	Service			\$150.00	\$0.00
07/25/2017	Service Mileage			\$12.00	\$0.00
07/25/2017	Copies			\$5.00	\$0.00
07/25/2017	Notary Fee			\$10.00	\$0.00
07/25/2017	Tax Claim Search			\$5.00	\$0.00
07/25/2017	Surcharge			\$110.00	\$0.00
				<b>\$2,267.42</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(917.42)</b>
-----------------------	-------------------

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360


001679673

DATE  
7/31/2017

AMOUNT  
\*\*\*\*\$917.42

PAY NINE HUNDRED SEVENTEEN AND 42 / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

  
AUTHORIZED SIGNATURE

EEG [983646] 111 ROBBINS ROAD (2016-CV-1225)

⑈001679673⑈ ⑆036001808⑆ 361508666⑈

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Rachel Dromgoole FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: July 27, 2017  
RE: Jason Thomas CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$917.42.

## TX RESULT REPORT

NAME :  
TEL :  
DATE : JUL.27.2017 13:03

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3572	TX	001	2155670072	JUL.27	13:03	002	00h00min26s	ECM	OK

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

July 27, 2017

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL  
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A.  
AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR  
RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS1 v.  
JASON W. THOMAS  
111 ROBBINS ROAD BLOOMSBURG, PA 17815-7306  
No.: 2016-CV-1225

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 2, 2017 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

\$14,309.48 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,  
Rachel Dromgoole for

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Rachel Dromgoole FROM: Sheriff Timothy Chamberlain

---

FAX: PAGES: 2

---

PHONE: DATE: July 27, 2017

---

RE: Jason Thomas CC:

---

Urgent  For Review  Please Comment  Please Reply  Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$917.42.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK MELLON      vs.      **Defendant**  
JASON W THOMAS

**Attorney for the Plaintiff:**  
PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:**      Wednesday, August 2, 2017  
**Writ of Execution No. :** 2016CV1225  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,427.73
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
<b>Total Sheriff Costs</b>	<b>\$2,176.23</b>

## Distribution Costs

Recording Fees	\$68.00
<b>Total Distribution Costs</b>	<b>\$68.00</b>

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**Grand Total:**      **\$2,244.23**

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

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

BANK OF NY MELLON

VS JASON THOMAS

NO. 62-2017 ED

NO. 1225-2016 JD

DATE/TIME OF SALE: AUGUST 2 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

SHERIFF'S SALE COST SHEET

16-1225

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>373.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1427.73</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1677.73</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL *****			\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____	
WATER	20	\$ _____	
TOTAL *****			\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>	
MISC. _____		\$ _____	
_____		\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2244.23



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
JASON W THOMAS

Case Number  
2016CV1225

## SHERIFF'S RETURN OF SERVICE

06/23/2017 08:15 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


June 26, 2017

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

City of Columbia County, Pennsylvania, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
THOMAS, JASON W

Case Number  
2016CV1225

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 08/02/2017 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

**Name:** (POSTING)  
**Primary Address:** 111 ROBBINS ROAD  
BLOOMSBURG, PA 17815  
**Phone:** \_\_\_\_\_ **DOB:** \_\_\_\_\_  
**Alternate Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** \_\_\_\_\_  
**Relation:** \_\_\_\_\_  
**Date:** 6-23-17 **Time:** 2015  
**Deputy:** 459 **Mileage:** \_\_\_\_\_  
**Phone:** 215-563-7000

**Attorney / Originator:**

**Name:** PHELAN & HALLINAN LLP

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2016CV1225

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
JASON W THOMAS

Case Number  
2016CV1225

SHERIFF'S RETURN OF SERVICE

06/05/2017 11:40 AM - 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: JASON W THOMAS AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 06, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

6TH day of JUNE, 2017

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

© County/State Sheriff's Association, Inc.

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

July 24, 2017

Office of the **Sheriff**  
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

AFFIDAVIT OF SERVICE

PLAINTIFF  
THE BANK OF NEW YORK MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK  
TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2006-RS1

COLUMBIA COUNTY

PH # 983646

DEFENDANT  
JASON W. THOMAS

SERVICE TEAM/ lnm  
COURT NO.: 2016-CV-1225

SERVE JASON W. THOMAS AT:  
111 ROBBINS ROAD  
BLOOMSBURG, PA 17815-7306

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: August 2, 2017

Previous Successful Service

SERVED

Served and made known to JASON W. THOMAS, Defendant on the 1<sup>st</sup> day of JULY, 2017, at 5:50 o'clock P. M., at 111 ROBBINS RD, BLOOMSBURG, PA, in the manner described below:

Defendant personally served.

Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

Adult in charge of Defendant's residence who refused to give name or relationship.

Manager/Clerk of place of lodging in which Defendant(s) reside(s).

Agent or person in charge of Defendant's office or usual place of business.

\_\_\_\_\_ an officer of said Defendant's company.

Other: \_\_\_\_\_.

Description: Age 30<sup>s</sup> Height 5'10" Weight 235 Race W Sex M Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 7/1/17

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

Vacant  Does Not Exist  Moved  Does Not Reside (Not Vacant)

No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

Service Refused  Red Tag Door  Deceased  Defendant Unknown

Cluster Mail Box  Can't Gain Access

Comments: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

6/13

5/100

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
THOMAS, JASON W

Case Number  
2016CV1225

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 62

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

**Notes:** SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570.204.0393

**Serve To:**

**Name:** JASON W THOMAS

**Primary Address:** 111 ROBBINS ROAD  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:** CCSD

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:** DEF

**Date:** 06-05-17 **Time:** 1140

**Deputy:** 14 **Mileage:**

**Phone:** 215-563-7000

**Attorney / Originator:**

**Name:** PHELAN & HALLINAN LLP

**Service Attempts:**

<b>Date:</b>	6 2 17					
<b>Time:</b>	12:40					
<b>Mileage:</b>						
<b>Deputy:</b>	418					

**Service Attempt Notes:**

1. NO ONE HOME L.C.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

THOMAS, JASON W 2016CV1225 111 ROBBINS ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 06/05/2017

Fee: \$5.00

Cert. NO: 27554

THOMAS JASON W  
111 ROBBINS ROAD  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 20040 -3652  
Location: 111 ROBBINS RD  
Parcel Id:26 -02 -027-01,000

Assessment: 31,207  
Balances as of 06/05/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
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NO TAX CLAIM TAXES DUE

By: COLUMBIA County SHERIFF Per: \_\_\_\_\_

**COLUMBIA COUNTY**

**COLUMBIA COUNTY TAX OFFICE**

**11 W MAIN STREET**

**PO BOX 380**

**BLOOMSBURG, PA 17815**

**(570) 389-5649**

**FAX: (570) 389-5646**

**TAX CERTIFICATION**

**2017 - REAL ESTATE**

**As of Date: 06/05/2017 01:04:31 PM**

**Owner: THOMAS JASON W**

**111 ROBBINS ROAD**

**BLOOMSBURG PA 17815**

**Municipality: MT PLEASANT TWP**

**Parcel #: 26 -02 -027-01,000**

**Property Desc:**

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
026806	G	\$345.13	04/30/2017	\$352.17	06/30/2017	\$387.39	08/31/2017
			Discount Payment		04/19/2017	\$345.13	
026806	S	\$10.70	04/30/2017	\$10.92	06/30/2017	\$12.01	08/31/2017
			Discount Payment		04/19/2017	\$10.70	
026806	R	\$35.20	04/30/2017	\$35.92	06/30/2017	\$39.51	08/31/2017
			Discount Payment		04/19/2017	\$35.20	
<b>Totals:</b>		<b>\$391.03</b>		<b>\$399.01</b>		<b>\$438.91</b>	

<b>Total Paid To Date:</b>	<b>\$391.03</b>
----------------------------	-----------------

*SJE*

Signature

*6-5-17*

Date

**THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE. DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.**



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
THOMAS, JASON W

Case Number  
2016CV1225

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b> 62
<b>Manner:</b> < Not Specified >	<b>Expires:</b>
<b>Notes:</b> SALE DATE & TIME: 08/02/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
<b>Warrant:</b>	

**Serve To:**

<b>Name:</b> OCCUPANT	<b>DOB:</b>
<b>Primary Address:</b> 111 ROBBINS ROAD BLOOMSBURG, PA 17815	
<b>Phone:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b> <u>Personally</u> Adult In Charge · Posted · Other	
<b>Adult In Charge:</b> D	
<b>Relation:</b> DEF	
<b>Date:</b> 06-03-17	<b>Time:</b> 1140
<b>Deputy:</b> 14	<b>Mileage:</b>

**Attorney / Originator:**

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-7000
------------------------------------	----------------------------

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2016CV1225

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
THOMAS, JASON W

Case Number  
2016CV1225

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 62

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

**Notes:** SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Cot

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

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** EILEEN HESS

**Relation:** CLERK

**Date:** 6/5/17 **Time:** 1032

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** PHELAN & HALLINAN LLP **Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2016CV1225 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
THOMAS, JASON W

Case Number  
2016CV1225

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b> 62
<b>Manner:</b> < Not Specified >	<b>Expires:</b>
<b>Notes:</b> SALE DATE & TIME: 08/02/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	<b>Warrant:</b>

**Serve To:**

<b>Name:</b> Columbia County Tax Office
<b>Primary Address:</b> PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b> 570-389-5649 <b>DOB:</b>
<b>Alternate Address:</b>
<b>Phone:</b>

**Final Service:**

<b>Served:</b> Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b> <del>XXXXXXXXXX</del> SHERRY EVANS
<b>Relation:</b> CLERK
<b>Date:</b> 6/5/17 <b>Time:</b> 11:05
<b>Deputy:</b> 4 <b>Mileage:</b>
<b>Attorney / Originator:</b>
<b>Name:</b> PHELAN & HALLINAN LLP <b>Phone:</b> 215-563-7000

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2016CV1225

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
THOMAS, JASON W

Case Number  
2016CV1225

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b> 62
<b>Manner:</b> < Not Specified >	<b>Expires:</b>
<b>Notes:</b> SALE DATE & TIME: 08/02/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
<b>Warrant:</b>	

**Serve To:**

<b>Name:</b> Central Columbia SD
<b>Primary Address:</b> 4777 Old Berwick Road Bloomsburg, PA 17815
<b>Phone:</b> 570-784-2850 <b>DOB:</b>
<b>Alternate Address:</b>
<b>Phone:</b>

**Final Service:**

<b>Served:</b> Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b> CORALIE JOHNSON
<b>Relation:</b> RECEPTIONIST
<b>Date:</b> 6/2/17 <b>Time:</b> 1105
<b>Deputy:</b> 4 <b>Mileage:</b>

**Attorney / Originator:**

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-7000
------------------------------------	----------------------------

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD 2016CV1225 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# 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 06/02/17

Account:

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

Ad ID: 1107935  
Description: **THOMAS SHERIFF SALE**  
Run Dates: 07/12/17 to 07/26/17  
Class: 2  
Agate Lines: 261  
Blind Box:

**Total Ad Cost \$1,427.73**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/12/17	07/26/17	3	\$1,427.73

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1225

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, AUGUST 02, 2017**  
**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 TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follow:

Tract No. 1:  
BEGINNING at a san iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife, thence by other lands now or formerly of said Thomas, south 31 degrees 01 minutes 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Welter, et ux, thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife, thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin, thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Welter, et ux, thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19055 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife.

TRACT NO. 2  
BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar, thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek, thence of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. Dawn A. Thomas, husband and wife, thence by the same south 64 degrees 04 minutes east

100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar, thence by the same south 17 degrees 02 minutes 28 seconds west, 252.03 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN JASON W. THOMAS, SINGLE, by Deed from WILLIAM R. THOMAS, SINGLE, dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403852.

Tax Parcel: 26 02 02701000  
Premises Being: 111 Robbins Road, Bloomsburg, PA 17815-7305

PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 027 01000

Seized and taken into execution to be sold as the property of JASON W THOMAS in suit of THE BANK OF NEW YORK MELLON.

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:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1225

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, AUGUST 02, 2017**  
**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.

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ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follow:

Tract No. 1:

BEGINNING at a san iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife; thence by other lands now or formerly of said Thomas, south 31 degrees 01 minutes 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux: thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux: thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife.

TRACT NO. 2

BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar; thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife: thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. Dawn A. Thomas, husband and wife; thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 feet to the place of beginning

TITLE TO SAID PREMISES IS VESTED IN JASON W. THOMAS, SINGLE, by Deed from WILLIAM R. THOMAS, SINGLE, dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403652.

Tax Parcel: 26 02 02701000

Premises Being: 111 Robbins Road, Bloomsburg, PA 17815-7306

PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 027 01000

**Seized and taken into execution to be sold as the property of JASON W THOMAS in suit of THE BANK OF NEW YORK MELLON.**

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**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:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

The Bank of New York Mellon Trust Company, National  
Association fka The Bank of New York Trust Company, N.A. as  
Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential  
Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-  
Through Certificates, Series 2006-Rs1

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-1225

2017-ED-62  
COLUMBIA COUNTY

vs.

Jason W. Thomas  
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 property (specifically described property below):

PREMISES: 111 Robbins Road, Bloomsburg, PA 17815-7306  
(See Legal Description attached)

Amount Due  
Interest from 06/01/2017 to  
@ \$13.32 per diem

\$81,009.02  
\$\_\_\_\_\_ and costs.

Barbara N. Juyett 188  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated June 1, 2017  
(SEAL)

PH # 983646

Proth & Clerk of Sev. Courts  
My Com. Exp. 1st Monday in 2020



26 02 02701 000  
Mt. Pleasant Twp.

REAL ESTATE OUTLINE

ED# 2017ED62

DATE RECEIVED 6-1-2017  
DOCKET AND INDEX 2016 CV 1225

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>601670483</u>

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

SALE DATE Aug 2<sup>nd</sup> 17 TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs1

PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

CASE NO. 2016-CV-1225

2017-ED-62  
COLUMBIA COUNTY

V.

JASON W. THOMAS  
DEFENDANT(S)

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 111 ROBBINS ROAD, BLOOMSBURG, PA 17815-7306.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: JASON W. THOMAS  
Address (if address cannot be reasonably ascertained, please so indicate): 111 ROBBINS ROAD, BLOOMSBURG, PA 17815-7306

2. Name and address of Defendant(s) in the judgment:  
Name: JASON W. THOMAS  
Address (if address cannot be reasonably ascertained, please so indicate): 111 ROBBINS ROAD, BLOOMSBURG, PA 17815-7306

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: NONE  
Address (if address cannot be reasonably ascertained, please indicate):

4. Name and address of last recorded holder of every mortgage of record:  
Name: NONE  
Address (if address cannot be reasonably ascertained, please indicate):

5. Name and address of every other person who has any record lien on the property:  
Name: NONE  
Address (if address cannot be reasonably ascertained, please indicate):

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CLERK OF COURTS  
COLUMBIA COUNTY, PA  
2017 JUN -1 P 12:21

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.

Name

Address (if address cannot be reasonably ascertained, please indicate)

NONE.

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:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

111 ROBBINS ROAD  
BLOOMSBURG PA, 17815

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

*5/29/11*

By: \_\_\_\_\_

*[Signature]*

Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**The Bank of New York Mellon Trust Company, National Association** : **COURT OF COMMON PLEAS**  
**fka The Bank of New York Trust Company, N.A. as Successor to** :  
**JPMorgan Chase Bank, N.A., as Trustee for Residential Asset** : **CIVIL DIVISION**  
**Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through** :  
**Certificates, Series 2006-Rs1** : **NO.: 2016-CV-1225**  
Plaintiff :  
: **2017-ED-62**  
: **COLUMBIA County**  
v. :  
:  
**Jason W. Thomas**  
Defendant(s)

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- the mortgage is an FHA Mortgage
- the premises is non-owner occupied
- the premises is vacant
- Act 91 procedures have been fulfilled
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:

Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

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CLERK OF COURTS  
COLUMBIA COUNTY, PA  
JUN 11 P 12:21

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

The Bank of New York Mellon Trust Company, National  
Association fka The Bank of New York Trust Company, N.A. as  
Successor to JPMorgan Chase Bank, N.A., as Trustee for  
Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed  
Pass-Through Certificates, Series 2006-Rs1

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-1225  
:  
: 2017-ED-62

vs.

Jason W. Thomas

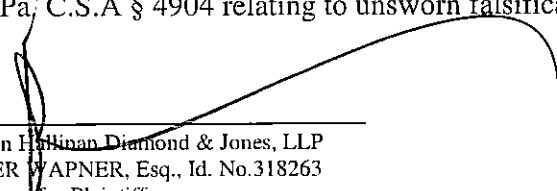
**VERIFICATION OF NON-MILITARY SERVICE**

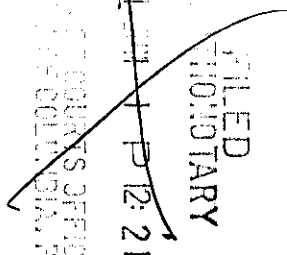
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Jason W. Thomas is over 18 years of age and resides at 111 Robbins Road, Bloomsburg, PA 17815-7306.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

  
FILED  
PRONOTARY  
COURTS OFFICE  
COLUMBIA, PA  
2017 JUN 1 P 12:21

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**The Bank of New York Mellon Trust Company, National Association** : **COURT OF COMMON PLEAS**  
**fka The Bank of New York Trust Company, N.A. as Successor to** :  
**JPMorgan Chase Bank, N.A., as Trustee for Residential Asset** : **CIVIL DIVISION**  
**Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through** :  
**Certificates, Series 2006-Rs1** : **NO.: 2016-CV-1225**  
Plaintiff : **2017-ED-62**  
v. : **COLUMBIA County**  
Jason W. Thomas :  
Defendant(s) :

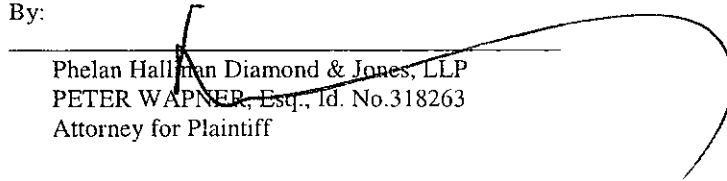
**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:

  
Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

**FILED**  
**CLERK OF COURTS OFFICE**  
**OF COLUMBIA, PA**  
**2017 JUN -1 P 12:21**

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs1 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO.: 2016-CV-1225  
 :  
 Plaintiff : 2017-ED-62  
 : COLUMBIA County  
 :

vs.

Jason W. Thomas

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Jason W. Thomas  
 111 ROBBINS ROAD  
 BLOOMSBURG, PA 17815-7306

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **111 Robbins Road, Bloomsburg, PA 17815-7306** is scheduled to be sold at the Sheriff's Sale on Aug 8<sup>th</sup> 2017 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$81,009.02 obtained by The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

You may also be able to stop the sale through other legal proceedings.

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 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 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 price bid by calling 215-563-7000.
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 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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.**

**North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108**

**Telephone (800) 692-7375**



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2016-CV-1225

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs1**

v.

**Jason W. Thomas**

owner(s) of property situate in the **MT PLEASANT TOWNSHIP**, COLUMBIA County, Pennsylvania, being

**111 Robbins Road, Bloomsburg, PA 17815-7306**

**Parcel No. 26 02 02701000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$81,009.02**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

Tract No. 1:

BEGINNING at an iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife; thence by other lands now or formerly of said Thomas, south 31 degrees 01 minutes 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife.

TRACT NO. 2

BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar; thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife; thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence by the center of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife; thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 feet to the place of beginning

TITLE TO SAID PREMISES IS VESTED IN JASON W. THOMAS, SINGLE, by Deed from WILLIAM R. THOMAS, SINGLE, Dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403652.

Tax Parcel: 26 02 02701000

Premises Being: 111 Robbins Road, Bloomsburg, PA 17815-7306

Document Receipt

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Trans # 10689 Carrier / service: USPS Server First-Class Mail® 6/2/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000105986

Doc Ref #: 2017ED62

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

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Trans # 10690 Carrier / service: USPS Server First-Class Mail® 6/2/2017 12:00:00 AM

Ship to

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000105993

Doc Ref #: 2017ED62

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

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Trans # 10688 Carrier / service: USPS Server First-Class Mail® 6/2/2017 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000105979

Doc Ref #: 2017ED62

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

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Trans # 10687 Carrier / service: USPS Server First-Class Mail® 6/2/2017 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000105962  
Doc Ref #: 2017ED62  
Postage 5.2600

HARRISBURG PA 17128

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001670483

DATE 5/30/2017  
AMOUNT \*\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

MWR [983646] 111 ROBBINS ROAD (2016-CV-1225)

*Travis S. Hallinan*  
AUTHORIZED SIGNATURE

⑈001670483⑈ :036001808⑈ 361508666⑈