SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST VS. MICHAEL A SMITH	Case Number 2018CV103

PROPERTY ADDRESS
315 EAST THIRD STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/13/2018	Advance Fee	Advance Fee	14592	$0.00	$1,350.00
03/13/2018	Advertising Sale (Newspaper)			$15.00	$0.00
03/13/2018	Advertising Sale Bills & Copies			$17.50	$0.00
03/13/2018	Crying Sale			$10.00	$0.00
03/13/2018	Docketing			$15.00	$0.00
03/13/2018	Levy			$15.00	$0.00
03/13/2018	Mailing Costs			$48.00	$0.00
03/13/2018	Posting Handbill			$15.00	$0.00
03/13/2018	Poundage			$208.00	$0.00
03/13/2018	Press Enterprise Inc.			$1,038.00	$0.00
03/13/2018	Sheriff Automation Fund			$50.00	$0.00
03/13/2018	Web Posting			$100.00	$0.00
06/04/2018	Service			$150.00	$0.00
06/04/2018	Service Mileage			$6.00	$0.00
06/04/2018	Copies			$5.00	$0.00
06/04/2018	Notary Fee			$10.00	$0.00
06/04/2018	Tax Claim Search			$5.00	$0.00
06/04/2018	Surcharge			$110.00	$0.00
06/05/2018	Continued or Cancelled Sale	Cancelled on: 06/05/2018		$10.00	$0.00
				$1,827.50	$1,350.00

TOTAL BALANCE:	$(477.50)

Anthony. Mancuso @ BNYmellon. com

am 5-6-19

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J Udren, Esq
Licensed PA, NJ FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sent via fax # (570)389-5625   REVISED

Columbia County Sheriff's Office
Attn.: Real Estate

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 2005-RS4**
vs.
MICHAEL A. SMITH

Columbia County
Docket No.: **2018-CV-103**
Premises: **315 East Third Street, Bloomsburg, PA 17815**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **06/06/2018**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Due to Reinstatement

Amount collected in consideration of stay: **$10,400.00**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

MJU#: 16030490 CASE#: 16030490-2

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Sent via fax # **(570)389-5625**

Columbia County Sheriff's Office
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Premises: **315 East Third Street, Bloomsburg, PA 17815**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **06/06/2018**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Due to Reinstatement.

Amount collected in consideration of stay: **Amount Collected to Follow...**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

MJU#: 16030490 CASE#: 16030490-2

UDREN LAW OFFICES, P.C.

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100 W. 3rd Ave.
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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 2005-RS4**
        vs.
        MICHAEL A. SMITH

        Columbia County
        Docket No.: **2018-CV-103**
        Premises: **315 East Third Street, Bloomsburg, PA 17815**

        Sheriff's Sale No.:

To whom it may concern :

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Sale is stayed for the following reason:

Due to Reinstatement.

Amount collected in consideration of stay: **Amount Collected to Follow...**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

MJU#: 16030490 CASE#: 16030490-2

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

BANK OF NEW YORK MELLON TRUST   VS MICHAEL SMITH

NO.   23-2018   ED   NO.   103-2018   JD

DATE/TIME OF SALE: JUNE 6, 2018 @ 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   18~ 103

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

DOCKET/RETURN	$15.00
SERVICE PER DEF.	$150.00
LEVY (PER PARCEL	$15.00
MAILING COSTS	$48.00
ADVERTISING SALE BILLS & COPIES	$17.50
ADVERTISING SALE (NEWSPAPER)	$15.00
MILEAGE	$6.00
POSTING HANDBILL	$15.00
CRYING/ADJOURN SALE	$10.00
SHERIFF'S DEED	$35.00
TRANSFER TAX FORM	$25.00
DISTRIBUTION FORM	$25.00
COPIES	$5.00
NOTARY	$10.00

TOTAL ******************* $391.50

WEB POSTING	$150.00
PRESS ENTERPRISE INC.	$1038.00
SOLICITOR'S SERVICES	$100.00

TOTAL ******************* $1288.00

PROTHONOTARY (NOTARY)	$10.00
RECORDER OF DEEDS	$71.75

TOTAL ******************* $81.75

REAL ESTATE TAXES:
BORO, TWP & COUNTY 20__	$_____	
SCHOOL DIST. 20__	$_____	
DELINQUENT 20__	$5.00	

TOTAL ******************* $5.00

MUNICIPAL FEES DUE:
SEWER 20__	$1449.49	
WATER 20__	$_____	

TOTAL ******************* $1449.49

SURCHARGE FEE (DSTE)	$110.00
MISC._____	$_____
_____	$_____

TOTAL ******************* $ -0-

TOTAL COSTS (OPENING BID) $3325.74

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA   } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice May 16, 23, 30, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this ...._30th_........day of ...._May_............20._18_...

.............._Karen M. Beach_..............
(Notary Public)
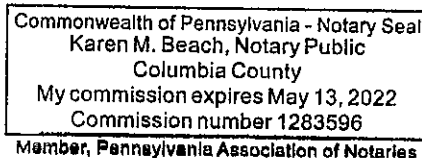
And now,.., 20...................., I hereby certify that the advertising and publication charges amounting to $........................for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

....

Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.784.1518

May 22, 2018

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: Michael A. Smith
        315 E. Third Street
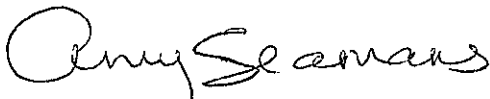   Bloomsburg, PA 17815

        DOCKET NO. 2018-CV-103

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on June 6, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of $1,449.49.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,

Amy Seamans
Billing and Collections Coordinator

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	PRIORITY CLAIM FOR SHERIFFS SALE Please Print or Type	EXECUTION NUMBER 2018CV103 (06/06/18) DATE OF SALE 06/06/2018 AMOUNT $21,050.67	SECOND EXECUTION NUMBER

REVENUE ID	CORPORATION TAX
1260305515 -	$0.00
EMPLOYER EIN	
-	$0.00
SALES TAX LICENSE NUMBER	
67522144 -	$21,050.67
SOCIAL SECURITY NUMBER	
-	$0.00
INHERITANCE TAX FILE NUMBER	
-	$0.00
OTHER TAX NUMBER	
-	$0.00

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG   PA   17815

DEFENDANT

MICHAEL A SMITH

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A.   For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia_____ County.

☑ Sales and Use Tax, 72 P.S. § 7242

☐ Employer Witholding Tax, 72 P.S. § 7345

☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B.   A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

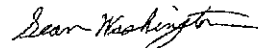| Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Sales Tax	11/30/2016	16CV1356	$8,644.39
Sales Tax	2/10/2017	17CV145	$6,538.10
Sales Tax	10/5/2017	2017-CV-1115	$5,868.18
TOTAL:			**$21,050.67**

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue 15 day of, May 2018	DIRECTOR, BUREAU OF COMPLIANCE **Sean Washington** _Sean Washington_ SECRETARY OF REVENUE **C. Daniel Hassell** _C Daniel Hassell_

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST
vs.
MICHAEL A SMITH

Case Number
2018CV103

SHERIFF'S RETURN OF SERVICE

05/02/2018   05:49 PM - DEPUTY MICHAEL BEYER, 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 315 EAST THIRD STREET, BLOOMSBURG, PA 17815.

Michael Beyer
_____
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
_____
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 03, 2018

NOTARY

Affirmed and subscribed to before me this

_____3RD_____ day of _____MAY_____ , _____2018_____

Sarah Jane Klingaman

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

(c) CountySuite Sheriff, Teleosoft, Inc.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4 Plaintiff v. **MICHAEL A. SMITH,** Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION Columbia County MORTGAGE FORECLOSURE NO. 2018-CV-103

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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. sec. 4904 relating to unsworn falsification to authorities.

Dated: _____ 4/18/18 _____

UDREN LAW OFFICES, P.C.

BY: _____
Attorneys for Plaintiff
David Neeren, Esquire
PA ID 204252

MJU#: 16030490 CASE#: 16030490-2

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4 Plaintiff v. **Michael A. Smith** Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION **Columbia** County MORTGAGE FORECLOSURE NO. **2018-CV-103**

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

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 2005-RS4, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, 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:

315 East Third Street, Bloomsburg, PA 17815

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

Michael A. Smith
208 East Street
Bloomsburg, PA 17815

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

Michael A. Smith
208 East Street
Bloomsburg, PA 17815

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

Jr Lien Holders - None

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

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 2005-RS4
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Decision One Mortgage Company, LLC
PO Box 2026
Flint, MI 48501

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

Commonwealth of Pennsylvania Department of Revenue
Bureau of Compliance, PO Box 280948
Harrisburg, PA 17128-0948

Commonwealth of Pennsylvania Department of Labor and Industry
to the use of the Unemployment Compensation Fund
Office of UC Tax Services
651 Boas Street
Harrisburg, PA 17121-0750

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 Section
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
315 East Third Street
Bloomsburg, PA 17815

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

   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. sec. 4904 relating to unsworn falsification to authorities.

DATED: _____4|18|18_____

UDREN LAW OFFICES, P.C.

BY:_____
Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252

MJU#: 16030490 CASE#: 16030490-2

UDREN LAW OFFICES, P.C.   ATTORNEY FOR PLAINTIFF
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

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 2005-RS4 Plaintiff v. MICHAEL A. SMITH; Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION Columbia County MORTGAGE FORECLOSURE NO. 2018-CV-103

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): MICHAEL A. SMITH;

PROPERTY: 315 East Third Street, Bloomsburg, PA 17815

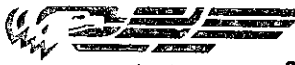Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **06/06/2018** at **09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

MJU#: 16030490 CASE#: 16030490-2

Exhibit A

Michael A. Smith - MJU# 16030490-2 (Columbia County)

Jodie Boos
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

	Registered	Return Receipt for
	Insured	Merchandise
	COD	Int'l Recorded Del.
	Certified	With Postal Insurance
	Express Mail	Without postal Insurance

Check appropriate block for Registered Mail:

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
2	Docket# 2018-CV-103	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230										
4	Sale Date: 06/06/2018	Tenants/Occupants 315 East Third Street Bloomsburg, PA 17815										
5		Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Decision One Mortgage Company, LLC P.O. Box 2026 Flint, MI 48501										
6												
7												
8												
9												
10												

U.S. POSTAGE ≫ PITNEY BOWES

ZIP 08003
02 1W $ 004.98⁰
0001404430 MAR 26 2018

Total number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
5	5	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is $50,000 per piece subject to a limit of $500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is $500. The maximum indemnity payable is $25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

PS Form 3877, February 1994   Form Must be Completed by Typewriter, Ink or Ball Point Pen
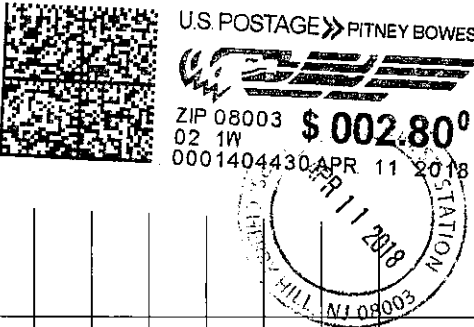
Exhibit A

Name and Address of Sender	**Jodie Boos** UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		☐ Registered ☐ Insured ☐ COD ☐ Certified	☐ Return Receipt for Merchandise ☐ Int'l Recorded Del. ☐ Express Mail		Check appropriate block for Registered Mail: ☐ With Postal Insurance ☐ Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee
1		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance, PO Box 280948 Harrisburg, PA 17128-0948									
2		Commonwealth of Pennsylvania Department of Labor and Industry to the use of the Unemployment Compensation Fund Office of UC Tax Services, 651 Boas Street Harrisburg, PA 17121-0750									
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											

Postmark and Date of Receipt

U.S. POSTAGE ≫ PITNEY BOWES

ZIP 08003
02 1W
0001404430 APR 11 2018
$ 002.80⁰

APR 11 2018
STATION
HILL NJ 08003

Exhibit A

Total number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of Receiving Employee)*	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is $50,000 per piece subject to a limit of $500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is $500. The maximum indemnity payable is $25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.
2	2		

PS Form 3877, February 1994   **Form Must be Completed by Typewriter, Ink or Ball Point Pen**

Michael A. Smith - MJU# 16030490-2 (Columbia County) 6/6/18

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

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 2005-RS4
 	
      Plaintiff
 	
    v.
MICHAEL A. SMITH;
 	
      Defendant(s)
	COURT OF COMMON PLEAS
	CIVIL DIVISION
	Columbia County
	
	NO. 2018-CV-103

PRAECIPE TO FILE PROOF OF SERVICE
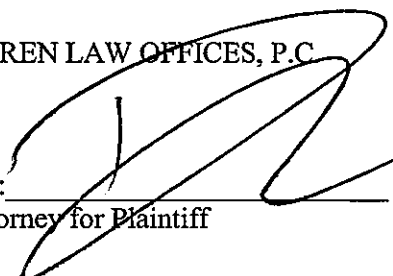
TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 4|18|18

UDREN LAW OFFICES, P.C.

BY:_____
Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252

Exhibit B

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4 Plaintiff v. **MICHAEL A. SMITH** Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION **Columbia** County MORTGAGE FORECLOSURE NO. **2018-CV-103**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michael A. Smith
208 EAST STREET
BLOOMSBURG, PA 17815

Your house (real estate) at **315 East Third Street, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on **6/6/18** at **9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **$69,493.78**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.

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 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.)

Exhibit B

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 856-669-5400.

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 856-669-5400.

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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the 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 Schedule of Distribution is filed.

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.

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

ASSOCIATION DE LICENCIDADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

Exhibit B

The Bank of New York Mellon Trust Company, et. al., Plaintiff(s)
vs.
Michael A. Smith, et. al., Defendant(s)

Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #:   150195-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Michael A. Smith
Court Case No. Columbia Co 2018-CV-103

UDREN LAW OFFICES
Ms. Jodie L. Boos
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: _Pennsylvania_) ss.
County of: _Schuylkill_)

Name of Server: _Jack Sarge_ , undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the _3rd_ day of _April_ , 20 _18_, at _2:34_ o'clock _P_ M

Place of Service: at _208 East Street_ , in _Bloomsburg, PA 17815_

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Michael A. Smith

Person Served, and Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of _____ , a person of suitable age, who verified, or who upon questioning stated, that he/she resides with
Michael A. Smith
at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex _M_ ; Skin Color _Cauc_ ; Hair Color _Gray_ ; Facial Hair _Beard_
Approx. Age _58_ ; Approx. Height _5'10"_ ; Approx. Weight _210 lbs_

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Jack Sarge
Signature of Server
APS International, Ltd.

Subscribed and sworn to before me this _4_ day of _April_ , 20 _18_

Brenda E. Hill
Notary Public   (Commission Expires)
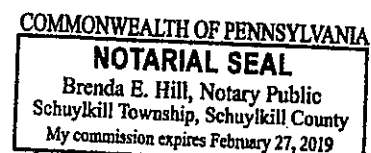
Exhibit B

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4	COURT OF COMMON PLEAS CIVIL DIVISION Columbia County
Plaintiff	MORTGAGE FORECLOSURE
v.	NO. 2018-CV-103
Michael A. Smith	
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

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 2005-RS4, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, 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:

315 East Third Street, Bloomsburg, PA 17815

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

Michael A. Smith
208 EAST STREET
BLOOMSBURG, PA 17815

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

Michael A. Smith
208 EAST STREET
BLOOMSBURG, PA 17815

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

Jr Lien Holders - None
4. Name and address of the last recorded holder of every mortgage of record:

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 2005-RS4
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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 Section
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
315 East Third Street
Bloomsburg, PA 17815

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

    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. sec. 4904 relating to unsworn falsification to authorities.

DATED: _____3-8-18_____   UDREN LAW OFFICES, P.C.

                                     BY:_____
                                     Attorney for Plaintiff

MJU#: 16030490 CASE#: 16030490-2

REAL ESTATE TAX CERTIFICATION

Date: 03/14/2018   Fee: $5.00   Cert. NO: 31789

SMITH MICHAEL A   District: TOWN OF BLOOMSBURG
275 EAST THIRD STREET   Deed: 0486   -0661
BLOOMSBURG PA 17815   Location: 315 EAST ST & 275 E T
                                         Parcel Id:05E-03 -271-00,000

Assessment: 28,224
Balances as of 03/14/2018

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

COLUMBIA COUNTY SHERIFF

By:_____   Per:_____

PRESS✦ENTERPRISE

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

	Ad ID:	1131749
	Description:	NO.2018CV103 SHERIFFS
SALE		
	Run Dates:	05/16/18 to 05/30/18
	Class:	2
	Agate Lines:	171
	Blind Box:	

Total Ad Cost   **$1,038.00**
Amount Paid   **$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/16/18	05/30/18	3	$1,038.00

<u>SHERIFF'S SALE</u>
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV103

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 06, 2018 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 AND LOT OF GROUND, situate at the corner of East Street and East Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a corner of East Street; THENCE along the northern side of East Third Street, North 68 degrees 30 minutes East, 163 feet to a corner of Lot now or formerly of Mary M. Jones; Thence by said lot, North 45 degrees 30 minutes West, 67 feet 6 inches to a corner on line on now or formerly of B.B. Freas; THENCE by line now or formerly of Freas, South 44 degrees 30 minutes West, 149 feet to a corner, place of BEGINNING. BEING KNOWN AS: 315 East Third Street, Bloomsburg, PA 17815 PROPERTY ID NO.: 05E03 27100000 TITLE TO SAID PREMISES IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, Widower, JANET L. CONRAD joined by ROBERT H. CONRAD, her husband, and RONALD L. HILEMAN, joined by CLARE S. HILEMAN, his wife DATED 11/12/1997 RECORDED 11/18/1997 IN DEED BOOK 672 PAGE 0064.

PROPERTY ADDRESS: 315 EAST THIRD STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E 03 271 00000

Seized and taken into execution to be sold as the property of MICHAEL A SMITH in suit of THE BANK OF NEW YORK MELLON TRUST. 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 agiainst 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 conneciton 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:
UDREN LAW OFFICES, PC   TIMOTHY T. CHAMBERLAIN, Sheriff
CHERRY HILL, NJ   COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST
    vs.
SMITH, MICHAEL A

Case Number
2018CV103

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill
Manner:	< Not Specified >
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM
	SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

Serve To:

Name:	(POSTING)
Primary Address:	315 EAST THIRD STREET BLOOMSBURG, PA 17815
Phone:	*DOB:*
Alternate Address:	
Phone:	

Final Service:

Served: Personally · Adult In Charge · (Posted) · Other

Adult In Charge:

Relation:

Date: 5-2-18   *Time:* 5:49p

Deputy: 4 & 5   *Mileage:*

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST vs. SMITH, MICHAEL A	**Case Number** 2018CV103

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	*Zone:*	23
Manner:	< Not Specified >	*Expires:*	*Warrant:*
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	315 EAST THIRD STREET BLOOMSBURG, PA 17815
Phone:	*DOB:*
Alternate Address:	
Phone:	

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:	Michael Smith
Relation:	Adult in Charge
Date:	3-15-18 *Time:* 5:28p
Deputy:	S & 8 *Mileage:*

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	*Phone:*

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1.
2.
3.
4.
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6.

OCCUPANT 2018CV103 315 EAST THIRD STREET, 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 TRUST vs. SMITH, MICHAEL A	**Case Number** 2018CV103

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	23
Manner:	< Not Specified >	Expires:	Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

		Final Service:	
Name:	Mary F. Ward	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816	Adult In Charge:	MARY WARD
Phone:	570-784-1581 DOB:	Relation:	TAX
Alternate Address:		Date:	3-16-18 Time: 1140
Phone:		Deputy:	12 Mileage:

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1.
2.
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4.
5.
6.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST vs. SMITH, MICHAEL A	**Case Number** 2018CV103

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice
Manner:	< Not Specified >
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 23

Expires:

Warrant:

Serve To:

Name:	BLOOMSBURG MUNICIPAL AUTHORITY
Primary Address:	301 E 2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Amy SEAMANS
Relation:	Billing Coordinator
Date:	3-16-18 *Time:* 1145
Deputy:	12 *Mileage:*

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC
Phone:	

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL   2018CV103   301 E 2ND STREET, 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 TRUST	Case Number
vs.	2018CV103
SMITH, MICHAEL A	

SERVICE COVER SHEET

Service Details:

| Category: | Real Estate Sale - Sale Notice | | Zone: | 23 |
| Manner: | < Not Specified > | Expires: | Warrant: | |

Notes: SALE DATE & TIME: 06/06/2018 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:	Sherrey Evans
Relation:	Clerk
Date:	3-13-18 Time:	2:25p 2:25p
Deputy:	5 Mileage:

Attorney / Originator:

| Name: | UDREN LAW OFFICES, PC | Phone: | |

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C   2018CV103   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 TRUST vs. SMITH, MICHAEL A	**Case Number** 2018CV103

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	*Zone:*	23
Manner:	< Not Specified >	*Expires:*		*Warrant:*	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

		Final Service:	
Name:	Domestic Relations Office of Columbia Cou	*Served:*	Personally · Adult in Charge · Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	*Adult In Charge:*	Michelle Santor
Phone:	DOB:	*Relation:*	Clerk
Alternate Address:		*Date:* 3-13-18	*Time:* 2:30p
Phone:		*Deputy:* 5	*Mileage:*

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	*Phone:*	

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV103

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 06, 2018
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 AND LOT OF GROUND, situate at the corner of East Street and East Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a corner of East Street; THENCE along the northern side of East Third Street, North 68 degrees 30 minutes East, 163 feet to a corner of Lot now or formerly of Mary M. Jones; Thence by said lot, North 45 degrees 30 minutes West, 67 feet 6 inches to a corner on line on now or formerly of B.B. Freas; THENCE by line now or formerly of Freas, South 44 degrees 30 minutes West, 149 feet to a corner, place of BEGINNING.
BEING KNOWN AS: 315 East Third Street, Bloomsburg, PA 17815
PROPERTY ID NO.: 05E03 27100000
TITLE TO SAID PREMISES IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, Widower, JANET L. CONRAD joined by ROBERT H. CONRAD, her husband, and RONALD L. HILEMAN, joined by CLARE S. HILEMAN, his wife DATED 11/12/1997 RECORDED 11/18/1997 IN DEED BOOK 672 PAGE 0064.

PROPERTY ADDRESS: 315 EAST THIRD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E 03 271 00000

Seized and taken into execution to be sold as the property of MICHAEL A SMITH in suit of THE BANK OF NEW YORK MELLON TRUST.

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 failts 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 agiainst 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 conneciton 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4 Plaintiff v. **Michael A. Smith** Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION **Columbia** County MORTGAGE FORECLOSURE 2018 - EX-23 NO. **2018-CV-103**

WRIT OF EXECUTION

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:

315 East Third Street, Bloomsburg, PA 17815

Amount due $ **69,493.78**

Interest From **3/8/2018** $ _____
to Date of Sale _____
*Ongoing Per Diem of $**0.00***
*to actual date of sale including if sale is
held at a later date*

(Costs to be added) $ _____

                                                  Prothonotary

By _____
                          Clerk
Date ___3\9\2018_____

MJU#: 16030490 CASE#: 16030490-2

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

<div align="center">

COURT OF COMMON PLEAS
NO. **2018-CV-103**

==

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 2005-RS4

VS.

Michael A. Smith

==

WRIT OF EXECUTION

==

</div>

REAL DEBT $ <u>**69,493.78**</u>

Interest From **3/8/2018** $ _____
to Date of Sale _____
*Ongoing Per Diem of $***<u>0.00</u>**
to actual date of sale including if sale is held at a later date

COSTS PAID:
   PROTHY $_____

    SHERIFF $_____

    STATUTORY $_____

COSTS DUE PROTHY. $_____

PREMISES TO BE SOLD:
315 East Third Street
Bloomsburg, PA 17815

_____

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
(856) 669-5400
pleadings@udren.com

Prothonotary of **Columbia** County
P.O. Box 380
Bloomsburg, PA 17815

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 2005-RS4**
vs.
MICHAEL A. SMITH,
Columbia County C.C.P. No. **2018-CV-103**
MJU#: 16030490 CASE#: 16030490-2

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in
the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 16030490 CASE#: 16030490-2

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4
                              Plaintiff
                    v.
MICHAEL A. SMITH,
                    Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2018-CV-103

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **MICHAEL A. SMITH,** who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A".**

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **March 8, 2018**

_____
Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

MJU#: 16030490 CASE#: 16030490-2

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: SMITH

First Name: MICHAEL

Middle Name: A.

Status As Of: Mar-08-2018

Certificate ID: 2QX2GQWYNZGPR1X

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

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

REAL ESTATE OUTLINE

ED # 2018 ED 23

DATE RECEIVED   March 8 2018

DOCKET AND INDEX   2018 CV 103

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	X
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR $1,350.00 OR _____	X CK# 14592

IF ANY OF ABOVE IS MISSING DO NOT PROCEED

SALE DATE   June 6th   TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER   1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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 2005-RS4**
vs.
Michael A. Smith

Columbia County C.C.P. No. **2018-CV-103**

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the

enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the

proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Prothonotary of **Columbia** County
P.O. Box 380
Bloomsburg, PA 17815

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vs.
MICHAEL A. SMITH,
Columbia County C.C.P. No. **2018-CV-103**
MJU#: 16030490 CASE#: 16030490-2

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

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Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 16030490 CASE#: 16030490-2

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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

<div align="right">

ATTORNEY FOR PLAINTIFF

</div>

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 2005-RS4 　　　　　　　　　　Plaintiff 　　v. **MICHAEL A. SMITH,** 　　　　　　Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION **Columbia** County MORTGAGE FORECLOSURE NO. **2018-CV-103**

<div align="center">

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

</div>

　　　THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **MICHAEL A. SMITH,** who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers` Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

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

Dated: **March 8, 2018**

　　　　　　　　　　　　　　　　　　　　　_____
　　　　　　　　　　　　　　　　　　　　　Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

MJU#: 16030490 CASE#: 16030490-2

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: SMITH

First Name: MICHAEL

Middle Name: A.

Status As Of: Mar-08-2018

Certificate ID: 2QX2GQWYNZGPR1X

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Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
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WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

SHERIFF'S OFFICE OF COLUMBIA COUNTY
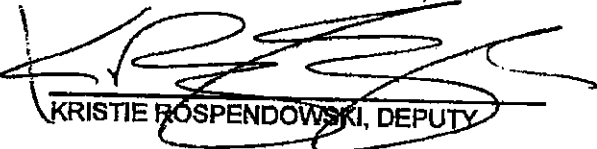
Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST
vs.
MICHAEL A SMITH

Case Number
2018CV103

SHERIFF'S RETURN OF SERVICE

02/13/2018   08:35 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MIKE GEIB, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHAEL A SMITH AT 208 EAST STREET, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

20TH   day of   FEBRUARY   ,   2018

Sarah Jane Klingaman

(c) CountySuite Sheriff, Teleosoft, Inc.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

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 2005-RS4
      Plaintiff
       v.
Michael A. Smith

      Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2018-CV-103

TO: **Michael A. Smith**
       208 EAST STREET
       BLOOMSBURG, PA 17815

Date of Notice: **February 21, 2018**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

<div align="center">

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

</div>

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO IMMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASSISTENCIA LEGAL.
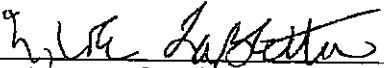
SERVICIO DE REFERENCIA LEGAL
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, PC.

BY: _____
Attorney for Plaintiff

Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

MJU#: 16030490 CASE#: 16030490-2

UDREN LAW OFFICES, P.C.

Prothonotary of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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 2005-RS4**
vs.
Michael A. Smith

Columbia County C.C.P. No. **2018-CV-103**

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecipe to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/
Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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.,
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Products, Inc., Mortgage Asset-Backed
Pass-Through Certificates Series 2005-RS4
                    Plaintiff

   v.

Michael A. Smith

           Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. **2018-CV-103**

<u>CERTIFICATE OF ACT 91</u>

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

    ☒ Act 91 procedures have been fulfilled

    ☐ Premises is not subject to the provisions of Act 91
          as this is an FHA insured mortgage

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

                      UDREN LAW OFFICES, P.C.

                      BY: _____
                      Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4
                          Plaintiff
    v.

Michael A. Smith

                    Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2018-CV-103

AFFIDAVIT OF LAST KNOWN ADDRESS UNDER RULE 76

The Defendant(s) last known address is as follows:

MICHAEL A. SMITH
208 EAST STREET
BLOOMSBURG, PA 17815

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

UDREN LAW OFFICES, P.C.

_____
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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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 2005-RS4 Plaintiff v. **MICHAEL A. SMITH;** Defendant(s)	COURT OF COMMON PLEAS CIVIL DIVISION **Columbia** County MORTGAGE FORECLOSURE NO. **2018-CV-103**

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.

UDREN LAW OFFICES, P.C.

Date: 3-8-18

Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4	COURT OF COMMON PLEAS CIVIL DIVISION Columbia County
Plaintiff	MORTGAGE FORECLOSURE
v.	NO. 2018-CV-103
MICHAEL A. SMITH	
Defendant(s)	

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWN OF BLOOMSBURG, COLUMBIA** COUNTY, PENNSYLVANIA:

BEING KNOWN AS **315 East Third Street, Bloomsburg, PA 17815**

PARCEL NUMBER: **05E03 27100000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND, situate at the corner of East Street and East Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on East Street;

THENCE along the northern side of East Third Street, North 68 degrees 30 minutes East, 163 feet to a corner of Lot now or formerly of Mary M. Jones;

Thence by said lot, North 45 degrees 30 minutes West, 67 feet 6 inches to a corner on line on now or formerly of B. B. Freas;

THENCE by line now or formerly of Freas, South 44 degrees 30 minutes West, 149 feet to a corner, place of BEGINNING.

BEING KNOWN AS: **315 East Third Street, Bloomsburg, PA 17815**

PROPERTY ID NO.: **05E03 27100000**

TITLE TO SAID PREMISES IS VESTED IN **MICHAEL A. SMITH** BY DEED FROM **ESTON W. HILEMAN, Widower, JANET L. CONRAD joined by ROBERT H. CONRAD, her husband, and RONALD L. HILEMAN, joined by CLARE S. HILEMAN, his wife** DATED **11/12/1997** RECORDED **11/18/1997** IN DEED BOOK **672** PAGE **0064.**

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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 2005-RS4**
       vs.
       Michael A. Smith

       Columbia County C.C.P. No. **2018-CV-103**

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the

enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the

proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

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

71901140006000124932

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

23

Document Receipt

| Trans # | 12674 | Carrier / service: | USPS Server | First-Class Mail® | 3/13/2018 12:00:00 AM |

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:	71901140006000124925
Doc Ref #:	2018ED23
Postage	5.4200

HARRISBURG   PA   17105

Document Receipt

Trans #	12674	Carrier / service:	USPS Server	First-Class Mail®	3/13/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.   DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000124925
Doc Ref #: 2018ED23
Postage 5.4200

HARRISBURG   PA   17105

Document Receipt

| Trans # | 12675 | Carrier / service: | USPS Server | First-Class Mail® | 3/13/2018 12:00:00 AM |

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000124932
Doc Ref #: 2018ED23
Postage 5.4200

PHILADELPHIA   PA   19107-4214

Document Receipt

| Trans # | 12675 | Carrier / service: | USPS Server | First-Class Mail® | 3/13/2018 12:00:00 AM |

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000124932
Doc Ref #: 2018ED23
Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

| Trans # | 12676 | Carrier / service: | USPS Server | First-Class Mail® | 3/13/2018 12:00:00 AM |

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000124949
Doc Ref #: 2018ED23
Postage 5.4200

PHILADELPHIA   PA   19106

Document Receipt

| Trans # | 12676 | Carrier / service: | USPS Server | First-Class Mail® | 3/13/2018 12:00:00 AM |

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000124949
Doc Ref #: 2018ED23
Postage 5.4200

PHILADELPHIA   PA   19106

Document Receipt

Trans #	12673	Carrier / service:	USPS Server	First-Class Mail®	3/13/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE   COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:   71901140006000124918
Doc Ref #:   2018ED23
Postage   5.4200

HARRISBURG   PA   17128

Document Receipt

Trans #	12673	Carrier / service:	USPS Server First-Class Mail®	3/13/2018 12:00:00 AM

Ship to.

DEPARTMENT OF REVENUE   COMMONWEALTH OF PA

DEPARTMENT 281230   Tracking #:   71901140006000124918
                                                    Doc Ref #:   2018ED23
                                                    Postage   5.4200

HARRISBURG   PA   17128

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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 2005-RS4	COURT OF COMMON PLEAS CIVIL DIVISION **Columbia** County
Plaintiff	MORTGAGE FORECLOSURE
v.	**NO. 2018-CV-103**
MICHAEL A. SMITH Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michael A. Smith
208 EAST STREET
BLOOMSBURG, PA 17815

Your house (real estate) at **315 East Third Street, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on June 6ᵗʰ at 9:00 am at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **$69,493.78**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.

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 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.)

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

Citizens Bank

3-7615/360

NUMBER
14592

DATE
March 08, 2018

AMOUNT
*******1,350.00

One Thousand Three Hundred Fifty and 00/100**

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Smith, 315 East Third Street, Bloomsburg, PA 17815, Quinton Davenport SMITH

⑆014592⑆ ⑇036075150⑇ 6309466406⑈

14592

14592

Details on back

Security Features Included.

SECURE SAFEGUARD

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT

Payee: Columbia County Sheriff, Check Date: March 08, 2018, Amount: $*******1,350.00

Check 14592

File	Case	Memo	Amount
16030490	16030490-2	Quinton Davenport SMITH	$*******1,350.00

SF4001-1
LITHO USA   SF5L2M CK7803412M

C815JT0020000   B10SF020751