

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
JASON W THOMAS

Case Number
2019CV1238

PROPERTY ADDRESS
111 ROBBINS ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
11/07/2019	Advance Fee	Advance Fee	001780122	\$0.00	\$1,350.00
11/07/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/07/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/07/2019	Crying Sale			\$10.00	\$0.00
11/07/2019	Docketing			\$15.00	\$0.00
11/07/2019	Levy			\$15.00	\$0.00
11/07/2019	Mailing Costs			\$36.00	\$0.00
11/07/2019	Posting Handbill			\$15.00	\$0.00
11/07/2019	Sheriff Automation Fund			\$50.00	\$0.00
11/07/2019	Web Posting			\$100.00	\$0.00
12/23/2019	Service			\$180.00	\$0.00
12/23/2019	Service Mileage			\$10.00	\$0.00
12/23/2019	Copies			\$6.00	\$0.00
12/23/2019	Notary Fee			\$10.00	\$0.00
12/23/2019	Tax Claim Search			\$5.00	\$0.00
12/23/2019	Surcharge			\$130.00	\$0.00
01/17/2020	Press Enterprise Inc.			\$1,149.20	\$0.00
01/17/2020	Refund			\$167.90	\$0.00
				\$1,931.60	\$1,350.00

TOTAL BALANCE:	\$(581.60)
-----------------------	-------------------

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

January 31, 2020

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 # 1046338

DEFENDANT

JASON W. THOMAS

SERVICE TEAM/ spl COURT NO.: 2019-CV-1238

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

TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: January 29, 2020

Previous Successful Service

SERVED

Served and made known to JASON W. THOMAS, Defendant on the 15th day of JANUARY, 2020, at 8:10 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 WIFE.
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 30s Height 5'4" Weight 130 Race W Sex F 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: 1/15/20

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: 2-3 5-28

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:

TX Result Report

P 1
01/17/2020 11:51
Serial No. A6VF011029028
TC:00073836

Addressee	Start Time	Time	Prints	Result	Note
912155670072	01-17 11:51	00:00:45	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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

fax

TO: Patrick Ralston FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: January 17, 2020
 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 \$581.60.

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

fax

TO: Patrick Ralston FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: January 17, 2020

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 \$581.60.

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

January 17, 2020

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.: 2019-CV-1238

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for January 29, 2020 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

You are hereby directed to immediately 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,
Patrick Ralston for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE COST SHEET

19-1238

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>414.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1716.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1966.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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>130.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2599.05

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON TRUST : Court of Common Pleas
COMPANY, NATIONAL ASSOCIATION FKA :
THE BANK OF NEW YORK TRUST : Civil Division
COMPANY, N.A. AS SUCCESSOR TO :
JPMORGAN CHASE BANK, N.A., AS : COLUMBIA County
TRUSTEE FOR RESIDENTIAL ASSET :
MORTGAGE PRODUCTS, INC., MORTGAGE : No.: 2019-CV-1238
ASSET-BACKED PASS-THROUGH : No.: 2019-ED-129
CERTIFICATES, SERIES 2006-RS1
Plaintiff

FILED
PROTHONOTARY
2019 DEC 10 P 1:19
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

vs.

JASON W. THOMAS
Defendant

ORDER

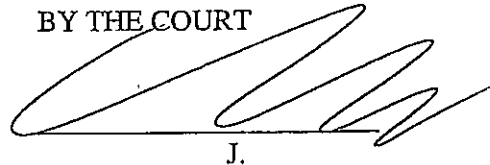
AND NOW, this 10 day of December, 2019 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc
pro tunc in this case as follows:

Principal Balance	\$74,832.50
Interest Through December 2, 2019	\$3,562.07
Late Charges	\$54.62
Legal fees	\$3,455.00
Cost of Suit and Title	\$230.80
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$161.50
Escrow Deficit	\$2,369.14
TOTAL	\$86,015.63

Plus interest at six percent per annum.

BY THE COURT



J.

1046338

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY
vs.
JASON W THOMAS

Case Number
2019CV1238

SHERIFF'S RETURN OF SERVICE

12/02/2019 02:21 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 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

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

2ND day of DECEMBER, 2019



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV1238

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Final Service:

Served: Personally · Adult In Charge Posted · Other

Primary Address: 111 ROBBINS ROAD
BLOOMSBURG, PA 17815

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 12-2-19 **Time:** 14:21

Phone:

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV1238

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 TRUST COMPANY
vs.
JASON W THOMAS

Case Number
2019CV1238

SHERIFF'S RETURN OF SERVICE

11/12/2019 03:36 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JASON W THOMAS AT 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

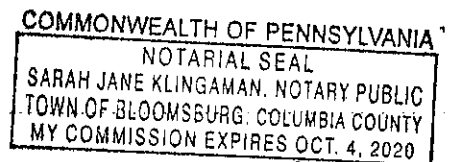

TIMOTHY T. CHAMBERLAIN, SHERIFF

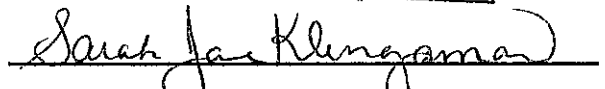
November 13, 2019

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2019





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 11/13/19

Account:

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

Ad ID: 1183705
Description: **JASON THOMAS SALE**
Run Dates: 01/08/20 to 01/22/20
Class: 2
Agate Lines: 264
Blind Box:

Total Ad Cost \$1,716.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,716.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1238

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, JANUARY 29, 2020 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 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, 125.55 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 feet 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, 171.54 feet to an iron pin in the center of the tributary 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 VESTED IN JASON W. THOMAS, SINGLE, HIS HEIRS AND ASSIGNS, by Deed from WILLIAM R. THOMAS, SINGLE, Dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403652.

PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 02701

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

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.

TIMOTHY I. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PHILIP HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV1238

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	129
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	J. RITER		
Relation:	TECH SEC		
Date:	11/7/19	Time:	1515
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD 2019CV1238 4777 OLD BERWICK 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 TRUST COMPANY
vs.
THOMAS, JASON W

Case Number
2019CV1238

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	129
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JASON W THOMAS
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:	Jason Thomas		
Relation:	DEF		
Date:	11/12/19	Time:	1536
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

THOMAS, JASON W

2019CV1238

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 TRUST COMPANY
vs.
THOMAS, JASON W

Case Number
2019CV1238

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	129
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 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:	1 ERBIE MILLER		
Relation:	CLERK		
Date:	11/7/19	Time:	1610
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1238

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 COMPANY
vs.
THOMAS, JASON W

Case Number
2019CV1238

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	129
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	SHELLEY FETNER		
Relation:	CLERK		
Date:	11/7/19	Time:	1615
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLI	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1238 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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.: 2019-CV-1238
2019-ED-129
COLUMBIA COUNTY

v.

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 11/06/2019 at \$13.13 per diem
Costs to be added

\$79,853.40
\$ _____
\$ _____

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

Dated 11/5/2019
(SEAL)

PH # 1046338

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

PH # 1046338

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: Nov. 7, 2019

Re: Sheriff's Sale Advertising Dates

The Bank of
New York Mellon vs. Jason W. Thomas

No. 129 of 2019 E.D. and No. 1238 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Jan. 8

2nd Week Jan. 15

3rd Week Jan. 22

• SALE DATE: Jan. 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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.: 2019-CV-1238
 :
 Plaintiff :
 : 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 Jan. 29 2020 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 \$79,853.40 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 paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (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 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

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 minute 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 feet 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, HIS HEIRS AND ASSIGNS, by Deed from WILLIAM R. THOMAS, SINGLE, Dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403652.

Tax Parcel: 26 02 02701

Premises Being: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815-7306

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2019-CV-1238**

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 02701

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$79,853.40**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

26 02 02701

mt Pleasant, Twp.

REAL ESTATE OUTLINE

ED # 2019 ED 129

DATE RECEIVED 11-5-19
DOCKET AND INDEX 2019 CV 1238

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# 001780122

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

SALE DATE Jan 29 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan 8</u>
	2 ND WEEK	<u>Jan 15</u>
	3 RD WEEK	<u>Jan 22</u>

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.: 2019-CV-1238**
Plaintiff :
v. :
Jason W. Thomas : **COLUMBIA County**
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

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.: 2019-CV-1238**
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 Jason W. Thomas is not in the Military or Naval Service of the United States.
- (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

THE BANK OF NEW YORK MELLON TRUST : COURT OF COMMON PLEAS
COMPANY, NATIONAL ASSOCIATION FKA THE :
BANK OF NEW YORK TRUST COMPANY, N.A. AS : CIVIL DIVISION
SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS :
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE : CASE NO. 2019-CV-1238
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS- :
THROUGH CERTIFICATES, SERIES 2006-RS1 :
PLAINTIFF : 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):

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 17815-7306**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES**

**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.

NOV 01 2019

Date: _____

By: _____

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2019-CV-1238

COLUMBIA COUNTY

Plaintiff

v.

JASON W. THOMAS

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

NOV 01 2019

Date

By:

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

SHERIFF'S DEPARTMENT

**SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN**

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

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

No.: 2019-CV-1238

Defendant

Jason W. Thomas

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

JASON W. THOMAS

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

111 Robbins Road

Bloomsburg, PA 17815-7306

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20_____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1238

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, JANUARY 29, 2020
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 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 minute 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 feet 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 1 7 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, HIS HEIRS AND ASSIGNS, by Deed from WILLIAM R. THOMAS, SINGLE, Dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403652.

PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 02701

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

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.

Document Receipt

Trans # 17368 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000169155

Doc Ref #: 2019ED129

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans # 17368 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000169155

Doc Ref #: 2019ED129

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans # 17367 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000169148

Doc Ref #: 2019ED129

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17369 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE

1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000169162

Doc Ref #: 2019ED129

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

Trans # 17370 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000169179

Doc Ref #: 2019ED129

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17371 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000169186
Doc Ref #: 2019ED129
Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans # 17372 Carrier / service: USPS Server First-Class Mail® 11/7/2019 12:00:00 AM

Ship to:

UNITED STATES ATTY FOR MIDDLE UNITED STATES OF AMERICA
DIST OF PA

HARRISBURG FEDERAL BUILDING &
COURTHOUSE
228 WALNUT STREET
SUITE 220
HARRISBURG PA 17108

Tracking #: 71901140006000169193
Doc Ref #: 2019ED129
Postage 5.6000

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

TD Bank, NA
3-180/360

001780122

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
11/1/2019

AMOUNT
***\$1,350.00

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

PZW [1046338] 111 ROBBINS ROAD (2019-CV-1238)

AUTHORIZED SIGNATURE

Travis S. Hillman

SECURITY SIGNATURE

⑈001780122⑈ ⑆036001808⑆ 361508666⑈