

SHERIFF'S SALE

Distribution Sheet

US Bank NA vs. Lisa Moses Jan crafts
 NO. 457-2020 JD DATE OF SALE: January 27, 2021
 NO. 36-2020 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) January 27, 2021 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Ernest L Rillie and Ginger A Kline for the price or sum of \$ 40,800.00 Dollars.

_____ being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>40,000.00</u>	
Poundage	<u>800.00</u>	
Transfer Taxes	<u>- -</u>	
Total Needed to Purchase		\$ <u>40800.00</u>
Amount Paid Down		<u>40800.00</u>
Balance Needed to Purchase		<u>- 0 -</u>

EXPENSES:

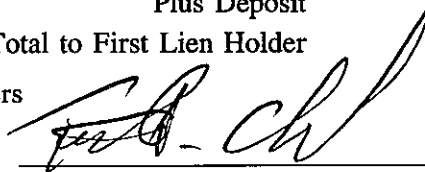
Columbia County Sheriff - Costs	\$ <u>471.50</u>	
Poundage	<u>800.00</u>	\$ <u>1271.50</u>
Newspaper		<u>1368.50</u>
Printing		<u>- 0 -</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>515.27</u>
	State stamps	<u>515.27</u>
Tax Collector ()		<u>- 0 -</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>208.00</u>
Other: <u>Leob Postim</u>		<u>100.00</u>
<u>Lisa Search Certificate</u>		<u>250.00</u>
<u>Washington Co.</u>		<u>150.00</u>
TOTAL EXPENSES:		\$ <u>4565.29</u>

Total Needed to Purchase		\$ <u>40800.00</u>
Less Expenses		<u>4565.29</u>
Net to First Lien Holder		<u>36234.71</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder		\$ <u>37584.71</u>

Sheriff's Office, Bloomsburg, Pa.

March 4, 2021

So answers



Sheriff

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

US BANK NA

VS. LISA MOSES & JON WATTS

NO. 36-2020 ED

NO. 457-2020 JD

DATE/TIME OF SALE: JANUARY 27, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 40,000.00

POUNDAGE - 2% OF BID \$ 800.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 40800.00

PURCHASER(S): John M. Sittler Sittler

ADDRESS: Contact i/s Gluzer Kline 570-951-4108

NAMES(S) ON DEED: Ernest L Kline and Gluzer A. Kline

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 40800.00

LESS DEPOSIT: \$ 5000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 35800.00

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 245249	Invoice Date: 04/07/2021 4:06:50 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF ATTN: OFFICE	Last Change:	Receipt By: WALK-IN	By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,102.29	202103341	BRIARCREEK
	Grantor - MOSES, LISA M		04/07/21 4:07:18 PM	TOWNSHIP
	Grantee - KLINE, ERNEST L			
	Consideration -	\$40,800.00		
	Tax Basis -	\$51,527.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$515.27		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$257.64		
	BRIARCREEK TOWNSHIP	\$257.63		
	TOTAL CHARGES	\$1,102.29		
	PAYMENTS			
	CHECK: 8972 - SHERIFF	\$71.75		
	CHECK: 8973 - SHERIFF	\$515.27		
	CHECK: 8974 - SHERIFF	\$515.27		
	TOTAL PAYMENTS	\$1,102.29		
	AMOUNT DUE	\$1,102.29		
	PAYMENT ON INVOICE	(\$1,102.29)		
	BALANCE DUE ON INVOICE	\$0.00		

FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron South
DATE	2021-01-29 14:51:54 GMT
RE	2020-CV-457 Claim Letter

COVER MESSAGE

Katie Myers
Legal Assistant – PA

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**

Richard Citron, Esquire – Managing Partner, NJ and PA Offices

A professional limited liability company organized in the State of Florida

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: kmyers@raslg.com

TITLE SEARCH CERTIFICATE PURSUANT TO PA.RCP 3136(C)

First American Title Insurance Company

Harding, Hill, Turowski & James, LLP

Matthew E. Turowski, Agent

No. 2021 – 002

ATTACHED TO AND FORMING A PART OF TITLE SEARCH NO. 2021 – 001

Subject to all matters shown on the title search attached hereto.

TAXES: Account No. 07-09-078
Assessment: 10,825

Real Estate taxes paid through 2020.

Exceptions:

1. Oil, gas or other mineral interests and rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
2. Subject to the terms and conditions of any unrecorded agreements or leases and tenancy or present occupants.
3. Subject to easements not appearing in the chain of title.
4. Subject to any variation in location or in dimensions and any other objections and easements which a survey may disclose or which are visible on the ground.
5. Subject to easements of all roads, streets, lanes and avenues bounded by or included within the boundaries of premises.
6. Subject to proof that this transaction is not within the bankruptcy or insolvency acts.
7. Subject to any claims of current or prior spouses of owner under any applicable divorce or annulment statute or the common or decisional law of any jurisdiction concerning divorce or annulment.
8. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured owner.
9. Outstanding real estate taxes.
10. Subject to all matters shown on the title search attached hereto.
11. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

FIRST AMERICAN TITLE INSURANCE COMPANY

Title Search Pursuant to Pa.RCP 3136(c)

Order No. 2021-002

Effective Date: January 27, 2021

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as an abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

Legal Description –

All that certain lot or piece ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in line of land formerly of James Lamon; thence by the same south 89 degrees east 10 perches to a stone; thence by land formerly of Reuben Bower north 10 perches to a stone; thence north 89 degrees west 10 perches to a stone in line of land formerly of Henry Martz; thence by the same south 10 perches to the place of beginning. CONTAINING 100 SQUARE PERCHES OF LAND, MORE OR LESS. IMPROVED with a two-story frame dwelling house and outbuildings.

PROPERTY ADDRESS: 17 LIGHTS ROAD, BERWICK, PA

TAX I.D. 07-09-078



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES**

*A professional limited liability company organized in the
State of Florida*

133 Caithler Drive, Suite F

Mt. Laurel, NJ 08054

Phone: (855) 225-8906

Fax: (866) 381-9549

<https://www.raslegalgroup.com>

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

James Robertson, Esq. deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John I. Crane, Esq. TX Bar

01/29/2021

**Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815**

Re: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY
MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-8**

vs.

LISA M. MOSES; JON A. WATTS

**Property: 71 Lights Road, Berwick, PA 18603
Columbia County C.C.P. No.: 2020-CV-457
Sheriff's Sale Date: 01/27/2021**

Dear Sir or Madam:

As you know, the above referenced property was purchased by a third party at the **01/27/2021** sheriff's sale for **\$40,000.00**

Please be advised the plaintiff, **TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8** is entitled to recoup **\$52,714.73**. That figure represents the judgment amount plus interest. **Please note that this does not
include the sheriff's deposit which is to be refunded.**

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

Sincerely,

Edward Cotter

Ed Cotter
Post-Sale Legal Assistant

20-014852 EdC

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
OF PENNSYLVANIA

NO:
OTN NO:

986 CR 2017
465 - CR 2020
466 CR 2020

COMMONWEALTH OF PENNSYLVANIA

VS:

David Claver
CHARGE(S) MISC.

TEMPORARY ORDER OF COURT

AND NOW, this 29 day of Jan., 2021, the above named Defendant is

() sentenced to the Columbia County Prison for a period of _____ to _____
effective the _____ day of _____, 20____ at _____ m.

() is hereby released from the Columbia County Prison, effective the 29 day of Jan., 2021, at 11:00 a. m.

() is eligible to apply for immediate work release

() is hereby granted automatic and immediate work release effective _____ 20____

() the bench warrant for the above Defendant is hereby rescinded.

() other: No release until final order

BY THE COURT:

NOTE

THE ABOVE TEMPORARY ORDER OF COURT SHALL REMAIN IN EFFECT ONLY UNTIL THE FINAL ORDER OF COURT IS FILED. THE TEMPORARY ORDER IS FOR THE INFORMATION AND USE OF THE COLUMBLA COUNTY SHERIFF'S DEPARTMENT AND THE COLUMBLA COUNTY PRISON

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-PUL: PUL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error
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

Address	Start Time	Time	Prints	Result	Note
COLUMBIA CO PRISON	01-29 10:58	00:00:40	002/002	OK	ORG

TX Result Report

P 1
01/29/2021 10:59
Serial No. A6VF011029028
TC:00102753

Timothy Chamberlain

From: Kevin Tanribilir <tanribilirlaw@verizon.net>
Sent: Thursday, January 28, 2021 10:46 AM
To: gakline@live.com
Cc: miki9@verizon.net; Timothy Chamberlain
Subject: RE: Title Search Abstract

Ok. We cannot issue a title policy until the sheriff's deed is recorded.

We have copied the sheriff on this email, and when the deed is recorded, he can notify our office. We will then send our title report to the insurance company for approval of issuance of a policy.

Kevin

From: gakline@live.com [mailto:gakline@live.com]
Sent: Wednesday, January 27, 2021 7:07 PM
To: tanribilirlaw@verizon.net
Subject: RE: Title Search Abstract

We were able to obtain the property at the sheriff sale. We would like to obtain title insurance. Please advise how we go about doing that. Thank you for your assistance.

Ginger

On January 18, 2021 10:57:23 AM EST, Kevin Tanribilir <tanribilirlaw@verizon.net> wrote:
Very good. If you are the successful bidder, you can opt to obtain title insurance. Kindly advise.

Kevin

From: gakline@live.com [mailto:gakline@live.com]
Sent: Monday, January 18, 2021 10:51 AM
To: tanribilirlaw@verizon.net
Subject: Re: Title Search Abstract

Thank you for the title search document. We are interested in procuring title insurance if we are able to purchase the property. The sale is January 27th. Thank you again for your assistance, and we will be in contact with you once we know the outcome of the sale.

Ernie and Ginger Kline

On January 13, 2021 5:13:30 PM EST, Kevin Tanribilir <tanribilirlaw@verizon.net> wrote:
See attached the title search abstract for the property located at
71 Lights Road
, Berwick, PA 18603

We did not see any issues with the title, and you should be able to freely bid on the property at sheriff's sale.

We have not attached an Invoice, but if you intend to procure title insurance through our office, we will waive the fee.

Kindly review and advise.

Kevin Tanribilir

--

Sent from my Android device with Email Mail. Please excuse my brevity.

--

Sent from my Android device with Email Mail. Please excuse my brevity.

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

fax

TO: Atty Bryon Kelley

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: January 27, 2021

RE: US Bank NA v Moses/Watts

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Purchaser is Tom Sitler, he did not have deed instructions yet. I will forward who it will be deeded to along with an address when I receive it.

TX Result Report

P 1
01/27/2021 10:55
Serial No. A6VF011029028
TC:00102593

Addressee	Start Time	Time	Prints	Result	Note
5702887861	01-27 10:54	00:00:57	000/002	No Ans	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: Atty Bryon Kelley FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: January 27, 2021
 RE: US Bank NA v Moses/Watts CC:

Urgent For Review Please Comment Please Reply Please Recycle

Purchaser is Tom Sitler, he did not have deed instructions yet. I will forward who it will be deeded to along with an address when I receive it.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
LISA M MOSES
JON A WATTS

Attorney for the Plaintiff:
RAS CITRON LLC
133 GAITHER DRIVE
SUITE F
MT. LAUREL, NJ 08054

Sheriff's Sale Date: Wednesday, January 27, 2021

Writ of Execution No. : 2020CV457

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 71 LIGHTS ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,368.50
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$208.00
Other	\$150.00
Total Sheriff Costs	\$2,413.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,484.75**

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



003866
60-593
313

GINGER & ERNEST KLINE

DATE 01/27/21

PAY TO THE ORDER OF CCSO

\$ 35,800.00

Thirty Five Thousand Eight Hundred Dollars AND 00 Cents

TREASURER'S CHECK

AUTHORIZED SIGNATURE

⑈003866⑈ ⑆031305936⑆ 086⑈762⑈9⑈

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



003865
60-593
313

GINGER & ERNEST KLINE

DATE 01/27/21

PAY TO THE ORDER OF CCSO

\$ 5,000.00

Five Thousand Dollars AND 00 Cents

TREASURER'S CHECK

AUTHORIZED SIGNATURE

⑈003865⑈ ⑆031305936⑆ 086⑈762⑈9⑈

2020-457
36-20

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$180.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$24.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.00	
NOTARY	\$15.00	
TOTAL *****		\$521.50

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$1368.50	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$1618.50

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	\$	
WATER 20	\$	
TOTAL *****		\$

SURCHARGE FEE (DSTE)		\$208.00
MISC. <u>Washington Co.</u>	\$150.00	
TOTAL *****		\$150.00

TOTAL COSTS (OPENING BID) \$2584.75

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly 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, published on dates listed below, and 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV467

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 27TH, 2021 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 lot or piece of ground situate in Blair Creek Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in line of land formerly of James Lamont, thence by the same south 8 1/2 degrees east 10 perches to a stone, thence by land formerly of Rouban Bower north 10 degrees to a stone, thence to north 93 degrees west 10 perches to a stone in line of land formerly of Henry Metz, thence by the same south 10 degrees to the place of beginning, CONTAINING 100 SQUARE PERCHES OF LAND, MORE OR LESS, IMPROVED with a two-story frame dwelling house and outbuildings.

BEING the same property conveyed by Dennis J. Stiler and Mary Ann J. Stiler, his wife to Lisa M. Moses and Jon A. Watts, by deed dated April 29, 2004, about to be recorded.

BEING KNOWN AS: 71 LIGHTS ROAD, BERWICK, PA 18603

PROPERTY ID: 07-09-078

TITLE TO SAID PREMISES IS VESTED IN LISA M. MOSES AND JON A. WATTS, SISTER AND BROTHER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM DENNIS J. STILER AND MARY ANN J. STILER, HIS WIFE DATED April 29, 2004 RECORDED May 12, 2004 INSTRUMENT NUMBER 200406096.

PROPERTY ADDRESS: 71 LIGHTS ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-078

Seized and taken into execution to be sold as the property of LISA M. MOSES, JON A. WATTS in suit of U.S. BANK NATIONAL ASSOCIATION

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid as set). Minimum payments 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 representative of the plaintiff.

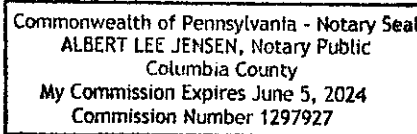
Attorney for the Plaintiff: RAS CI IRON LLC, MT. LAUREL, NJ
TIMOTHY T. CHAMBERLAIN, Sheriff, COLUMBIA COUNTY, Pennsylvania

Ad Text: SHERIFF'S SALE By Virtue of a Writ o

Date(s) Published: 12/31/2020, 1/7/2021, 1/14/2021

Sworn and subscribed to before me
this 15 day of January 2021.

Albert Lee Jensen
(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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

WASHINGTON COUNTY, PENNSYLVANIA

OFFICE OF THE SHERIFF

SAMUEL F ROMANO
SHERIFF

ANTHONY E. ANDRONAS
CHIEF DEPUTY

BLACKWELL & ASSOCIATES
SOLICITOR



COURTHOUSE SQUARE
SUITE 303

100 WEST BEAUSTREET
WASHINGTON, PA 15301

724-228-6340
FAX 724223-4719

Sheriff File Number – 20001834

Court Docket #: **2020-CV-457**
2020-ED-36

County of Washington, Commonwealth of Pennsylvania

U.S. BANK NATIONAL ASSOCIATION, As Trustee
Successor in Interest to Bank of America National
Association, ET AL

VS.

LISA M. MOSES AND JON A. WATTS

Affidavit of Service

NOTICE OF SHERIFF'S SALE

I hereby CERTIFY and RETURN that on 9/30/2020 at 10:15 AM at #2 1 PRIMROSE ROAD McDONALD, PA 15057 the within NOTICE OF SHERIFF'S SALE, was served on LISA M. MOSES, the defendant named therein, in the following manner:

PERSONAL PERSON

By delivering to and leaving with LISA M. MOSES personally a true copy thereof, said person being known or identified to me as the person mentioned and described therein.

SERVICE ATTEMPTS

Date: 9/29/2020 @ 11:10 AM - #2 1 PRIMROSE ROAD McDONALD, PA 15057

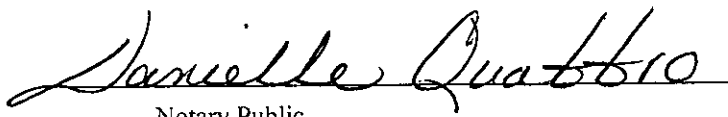
Date: 9/30/2020 @ 10:15 AM - #2 1 PRIMROSE ROAD McDONALD, PA 15057

Fees Received from Attorney: FIRST DEFENDANT BASE COST (\$24.50) ADDITIONAL DEFENDANT(S) BASE COST (\$11.00) POSTAGE (\$2.00) MILEAGE (\$20.88) MILEAGE (\$20.88) MILEAGE (\$20.88) MILEAGE (\$20.88) Total: \$121.02

Attorney Name: RAS CITRON LLC, 133 GAITHER DRIVE SUITE F MOUNT LAUREL, NJ 08054

Affirmed & Subscribed to before
Me 10/1/2020

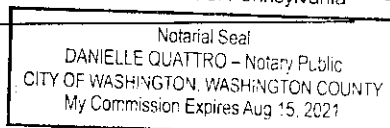
SHAWN KIEF, Deputy Sheriff


Notary Public


Sheriff of Washington County

My commission expires:

Commonwealth of Pennsylvania



Washington County Sheriff's Dept.

Payment Receipt

Payment Made By: COLUMBIA COUNTY SHERIFF'S OFFICE
35 W MAIN STREET
PO BOX 380
BLOOMSBURG PA 17815

Payment Date: 9/28/2020
Payment Type: BUSINESS CHECK
Check Number: 8851
Receipt Number: 158738

\$150.00

Payment Total **\$150.00**

2020-CV-457 U.S. BANK NATIONAL ASSOCIATION VS. LISA M MOSES & JON A WATTS

Received By: ketchemr
Washington County Sheriff's Dept.

WASHINGTON COUNTY, PENNSYLVANIA

OFFICE OF THE SHERIFF

SAMUEL F. ROMANO
SHERIFF

ANTHONY E. ANDRONAS
CHIEF DEPUTY

ELACKWELL & ASSOCIATES
SOLICITOR



COURTHOUSE SQUARE
SUITE 303

100 WEST BEAUSTREET
WASHINGTON, PA 15301

724-228-6840
FAX 724-223-4719

Sheriff File Number – 20001834

Court Docket #: **2020-CV-457**
2020-ED-36

County of Washington, Commonwealth of Pennsylvania

U.S. BANK NATIONAL ASSOCIATION, As Trustee
Successor in Interest to Bank of America National
Association, ET AL

VS.

LISA M. MOSES AND JON A. WATTS

Affidavit of Service

NOTICE OF SHERIFF'S SALE

I hereby CERTIFY and RETURN that on 9/30/2020 at 10:15 AM at #2 1 PRIMROSE ROAD McDONALD, PA 15057 the within NOTICE OF SHERIFF'S SALE, was served on LISA M. MOSES, the defendant named therein, in the following manner:

PERSONAL PERSON

By delivering to and leaving with LISA M. MOSES personally a true copy thereof, said person being known or identified to me as the person mentioned and described therein.

SERVICE ATTEMPTS

Date: 9/29/2020 @ 11:10 AM - #2 1 PRIMROSE ROAD McDONALD, PA 15057

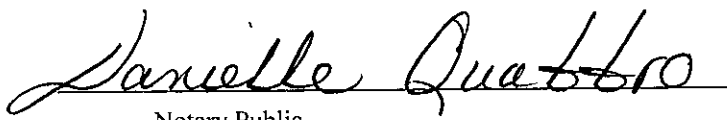
Date: 9/30/2020 @ 10:15 AM - #2 1 PRIMROSE ROAD McDONALD, PA 15057

Fees Received from Attorney: FIRST DEFENDANT BASE COST (\$24.50) ADDITIONAL DEFENDANT(S) BASE COST (\$11.00) POSTAGE (\$2.00) MILEAGE (\$20.88) MILEAGE (\$20.88) MILEAGE (\$20.88) MILEAGE (\$20.88) Total: \$121.02

Attorney Name: RAS CITRON LLC, 133 GAITHER DRIVE SUITE F MOUNT LAUREL, NJ 08054

Affirmed & Subscribed to before
Me 10/1/2020

SHAWN KIEF, Deputy Sheriff

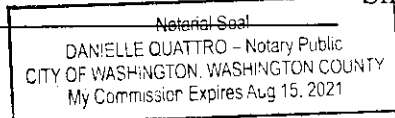


Notary Public

My commission expires:

Commonwealth of Pennsylvania


Sheriff of Washington County



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MOSES, LISA M (et al.)

Case Number
2020CV457

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: Deputize

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LISA M MOSES
Primary Address: #2 1 PRIMROSE ROAD
MCDONALD, PA 15057

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

2020 SEP 28 PM 1:40
SHERIFF'S OFFICE
WASHINGTON COUNTY
PA 16801

Now, September 22, 2020 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Washington County to execute service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

MOSES, LISA M

2020CV457

#2 1 PRIMROSE ROAD, MCDONALD, PA 15057

NO EXPIRATION

WASHINGTON COUNTY, PENNSYLVANIA

OFFICE OF THE SHERIFF

SAMUEL F ROMANO
SHERIFF

ANTHONY E. ANDRONAS
CHIEF DEPUTY

BLACKWELL & ASSOCIATES
SOLICITOR



COURTHOUSE SQUARE
SUITE 303

100 WEST BEAUSTREET
WASHINGTON, PA 15301

724-228-6840
FAX 724-223-4719

Sheriff File Number – 20001834

Court Docket #: **2020-CV-457**
2020-ED-36

County of Washington, Commonwealth of Pennsylvania

U.S. BANK NATIONAL ASSOCIATION, As Trustee
Successor in Interest to Bank of America National
Association, ET AL

VS.

LISA M. MOSES AND JON A. WATTS

Affidavit of Service

NOTICE OF SHERIFF'S SALE

I hereby CERTIFY and RETURN that on 9/30/2020 at 10:15 AM at #2 1 PRIMROSE ROAD McDONALD, PA 15057 the within NOTICE OF SHERIFF'S SALE, was served on JON A. WATTS, the defendant named therein, in the following manner:

ALTERNATE PERSON

By delivering to and leaving with LISA M MOSES, the SISTER to the defendant and AN ADULT MEMBER OF THE HOUSEHOLD, a true copy thereof. Said address was the HOME of the defendant.

SERVICE ATTEMPTS

Date: 9/29/2020 @ 11:10 AM - #2 1 PRIMROSE ROAD McDONALD, PA 15057

Date: 9/30/2020 @ 10:15 AM - #2 1 PRIMROSE ROAD McDONALD, PA 15057

Attorney Name: RAS CITRON LLC, 133 GAITHER DRIVE SUITE F MOUNT LAUREL, NJ 08054

Affirmed & Subscribed to before
Me 10/1/2020

SHAWN KIEF, Deputy Sheriff



Notary Public



Sheriff of Washington County

My commission expires:

Commonwealth of Pennsylvania

Notarial Seal
DANIELLE QUATTRO – Notary Public
CITY OF WASHINGTON, WASHINGTON COUNTY
My Commission Expires Aug 15, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MOSES, LISA M (et al.)

Case Number
2020CV457

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JON A WATTS
Primary Address: #2 1 PRIMROSE ROAD
MCDONALD, PA 15057

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

2020 SEP 28 PM 1:40
 SHERIFF'S OFFICE
 COLUMBIA COUNTY
 PA 17801

Now, September 22, 2020 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Washington County to execute service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815


 TIMOTHY T. CHAMBERLAIN, SHERIFF

WATTS, JON A

2020CV457

#2 1 PRIMROSE ROAD, MCDONALD, PA 15057

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MOSES, LISA M (et al.)

Case Number
2020CV457

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: LYNN DIVSON

Relation: CLERK

Date: 10/7/20 Time: 0839

Deputy: 4 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2020CV457

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MOSES, LISA M (et al.)

Case Number
2020CV457

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

Final Service:

Served: Personally · Adult In Charge · Posted · Other

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

Adult In Charge: SNELLY FEITNER

Phone: DOB:

Relation: CLERK

Alternate Address:

Date: 1/27/20 Time: 0845

Phone:

Deputy: 4 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2020CV457 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION