

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain**  
Sheriff

**Michael A. Beyer**  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
DARLENE Q CRUZ (et al.)

**Case Number**  
2023CV852

**PROPERTY ADDRESS**

151 LEGION ROAD, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
02/02/2024	Advance Fee	Advance Fee	4128	\$0.00	\$2,000.00
02/02/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/02/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/02/2024	Crying Sale			\$10.00	\$0.00
02/02/2024	Docketing			\$15.00	\$0.00
02/02/2024	Levy			\$15.00	\$0.00
02/02/2024	Mailing Costs			\$42.00	\$0.00
02/02/2024	Posting Handbill			\$15.00	\$0.00
02/02/2024	Press Enterprise Inc.			\$2,171.30	\$0.00
02/02/2024	Sheriff Automation Fund			\$50.00	\$0.00
02/02/2024	Web Posting			\$100.00	\$0.00
03/27/2024	Continued or Cancelled Sale	Postponed to: 7/31/2024		\$10.00	\$0.00
07/16/2024	Service			\$180.00	\$0.00
07/16/2024	Service Mileage			\$10.00	\$0.00
07/16/2024	Copies			\$6.00	\$0.00
07/16/2024	Notary Fee			\$15.00	\$0.00
07/16/2024	Tax Claim Search			\$15.00	\$0.00
07/16/2024	Surcharge			\$60.00	\$0.00
				<b>\$2,746.80</b>	<b>\$2,000.00</b>
<b>TOTAL BALANCE:</b>				<b>\$(746.80)</b>	

**Lisa M. LaPenna, Pa. C.P.**  
PA Certified Paralegal  
Direct Dial: (610) 941-2523  
Direct Fax: (610) 684-2114  
Email: llapenna@kaplaw.com

July 15, 2024

**VIA EMAIL**

Sheriff Timothy T. Chamberlain  
Sheriff of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Philadelphia Federal Credit Union v. Darlene Q. Cruz and  
James A. Cruz No. 2023-CV-852**

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Dear Sheriff Chamberlain:

Our firm represents the Plaintiff in the above foreclosure, in which a Sheriff's Sale of Real Property is scheduled for July 31, 2024.

Please **STAY** this sale and refund any unused portion of the sales deposit. James Cruz filed for Chapter 13 bankruptcy on March 27, 2024.

If you have any questions, please call. Thank you.

Very truly yours,

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

*Lisa M. LaPenna*

Lisa M. LaPenna, Pa. C.P.  
PA Certified Paralegal

cc: Darlene Q. Cruz  
James A. Cruz  
Charles Laputka, Esquire

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire

Attorneys for Plaintiff

Attorney ID No. 54286

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

**PHILADELPHIA FEDERAL CREDIT UNION**

Plaintiff

vs.

**DARLENE Q. CRUZ**

and

**JAMES A. CRUZ**

Defendants

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

: No. 2023-CV-852

:

: 2024-ED-14

:

:

:

**CERTIFICATE OF FILING**

**TO THE SHERIFF OF COLUMBIA COUNTY:**

On the 27<sup>th</sup> day of March, 2024, I filed with the Prothonotary of Columbia County, the attached copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

By:

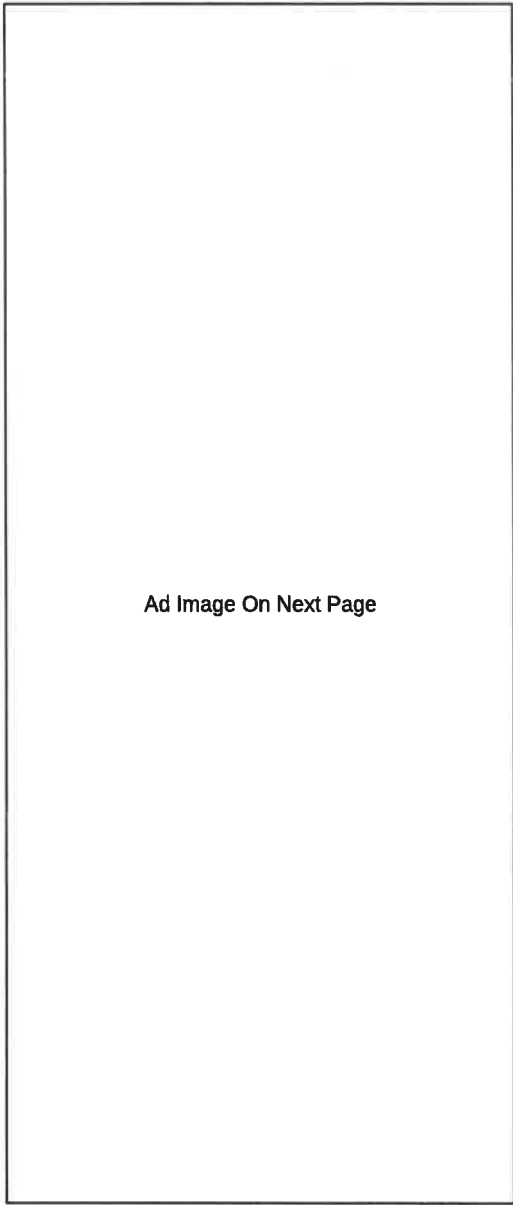
  
\_\_\_\_\_  
William J. Levant, Esquire  
Attorney for Plaintiff

Date: April 1, 2024



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brad Bailey 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.



Ad Image On Next Page

Ad Text: Cruz Sale  
Date(s) Published: 03/13/2024, 03/20/2024, 03/27/2024

*Brad Bailey*

Sworn and subscribed to before me  
this 28 day of March 20 24.

*Shawn H. Stair (Shawn H. Stair)*

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 2025  
Commission number 1404114  
Member, Pennsylvania Association of Notaries

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





February 28, 2024

**VIA FACSIMILE – 570/389-5625**

Columbia County Sheriff's Office  
35 W Main Street  
Bloomsburg, PA 17815

**RE: Philadelphia FCU vs. James Cruz  
Columbia County CCP Case # 2023-CV-852  
Property Address – 151 Legion Road, Bloomsburg, PA 17815**

Dear Sir/Madam:

Enclosed please find a Chapter 13 Notice of Bankruptcy Filing in relation to the above-referenced sheriff sale scheduled for Wednesday, April 3, 2024. As such, the sale is stayed by 11 USC Section 362 as the property scheduled for sale is property of the debtor's estate.

If you have any questions, please feel free to contact me immediately. If I do not hear from you, I will assume the sale has been removed from the list pursuant to the United States Bankruptcy code.

Thank you for your anticipated cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jennifer Borger', is written over a circular stamp or seal.

Jennifer Borger, Paralegal

Enclosure

**CC VIA FACSIMILE – 610/260-1240 - Kaplin Stewart**

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 03/27/2024 at 2:49 PM and filed on 03/27/2024.



**James Alfred Cruz**  
151 Legion Rd  
Bloomsburg, PA 17815  
SSN / ITIN: xxx-xx-8902

The case was filed by the debtor's attorney:

**Charles Laputka**  
Laputka Law Offices  
1344 West Hamilton Street  
Allentown, PA 18102  
6104770155

The case was assigned case number 5:24-bk-00727.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://www.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Sylvia H. Rambo US Courthouse 1501 N. 6th St. Harrisburg PA 17102.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
Clerk, U.S. Bankruptcy Court

<b>PACER Service Center</b>			
<b>Transaction Receipt</b>			
03/27/2024 14:50:08			
<b>PACER Login:</b>	claputka	<b>Client Code:</b>	

**Lisa M. LaPenna, Pa. C.P.**  
PA Certified Paralegal  
Direct Dial: (610) 941-2523  
Direct Fax: (610) 684-2114  
Email: llapenna@kaplaw.com

March 25, 2024

Prothonotary  
**COLUMBIA COUNTY COURT of COMMON PLEAS**  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Philadelphia Federal Credit Union v. Darlene Q. Cruz and  
James A. Cruz No. 2023-CV-852**

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Dear Sir/Madam:

Our firm represents the Plaintiff in the above matter.

Enclosed for filing are an original and one copy of each of the following documents:

- Praecipe to Docket Sheriff's Return of Service;
- Certificate of Service/Mailing Notice of Sheriff's Sale; and
- Notice of Date of Continued Sheriff's Sale

Please file the originals of record and return the time-stamped copies back to me in the enclosed envelope.

Thank you in advance and please call with any questions.

Very truly yours,

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

*Lisa M. LaPenna*

By: Lisa M. LaPenna, Pa. C.P.  
PA Certified Paralegal

Enclosures

cc: Sheriff of Columbia County (w/enclosures)

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire  
Attorney ID No. 54286  
910 Harvest Drive;  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
Telecopier : (610) 684-2020  
[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

Attorneys for Plaintiff

**PHILADELPHIA FEDERAL CREDIT UNION**

Plaintiff

vs.

**DARLENE Q. CRUZ**

and

**JAMES A. CRUZ**

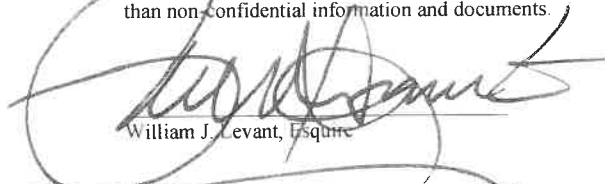
Defendants

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA

: No. 2023-CV-852

: 2024-ED-14

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



William J. Levant, Esquire

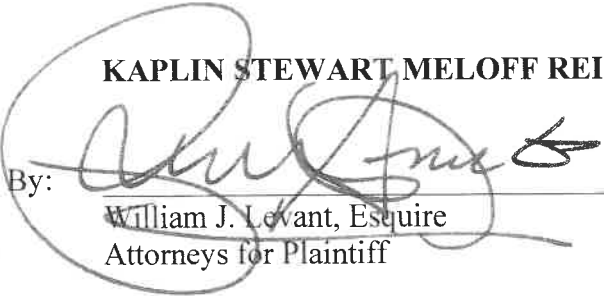
**PRAECIPE TO DOCKET SHERIFF'S RETURN OF SERVICE**

TO THE PROTHONOTARY:

Kindly mark the docket to indicate that the Sheriff of Oklahoma City, OK served Defendant, Darlene Q. Cruz, by serving her husband with the attached "Notice of Sheriff's Sale of Real Property with Writ of Execution" at 12600 N. MacArthur Blvd., #906, Oklahoma City, OK 73142.

The Sheriff's Return of Service on February 27, 2024 by Deputy Brooke Landes, is attached hereto.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**



By: \_\_\_\_\_  
William J. Levant, Esquire  
Attorneys for Plaintiff

Date: March 21, 2024

**Sheriff Tommie Johnson III**



2101 NE 36<sup>th</sup> STREET  
Oklahoma City, OK 73111

**SHERIFF'S RETURN**

STATE OF OKLAHOMA

CASE NUMBER: 2023-CV-852

}  
OKLAHOMA COUNTY

Received:

Affidavit \_\_\_ Citation \_\_\_ Complaint \_\_\_ Execution \_\_\_ Motion \_\_\_ Decree \_\_\_

Notice  Order \_\_\_ Petition \_\_\_ Summons \_\_\_ Subpoena \_\_\_ Waiver \_\_\_ Judgement \_\_\_

Writ \_\_\_ Replevin \_\_\_ Child Pick up Order \_\_\_ Entry & Waiver \_\_\_ Declaration \_\_\_

Garnishment \_\_\_ Injunction \_\_\_ Exit Order \_\_\_ <sup>Type:</sup> ~~ORDER~~: of Sheriff's Sale of Real Property

Types of Service:

Personal Service \_\_\_ Residential  Corp Service \_\_\_ No Service \_\_\_ Recalled \_\_\_

Seized Property \_\_\_ Detained Person \_\_\_ Posted \_\_\_ Executed \_\_\_ Bad Address \_\_\_

I received the Writ this 23<sup>rd</sup> day of February 2024 at this time 1539 and executed the same on the 27<sup>th</sup> day of February 2024 at 1600 this time serving:

Darlene Cruz via residential service to Jimmy - husband (last name unknown)  
ADDRESS: 12600 N MacArthur #206  
Oklahoma City, OK  
73142

TOMMIE JOHNSON III, SHERIFF

Sheriff Fee's \$50.00

By: B Landes #9178

DEPUTY Brooke Landes #123

Subscribed and Sworn to, before me this  
\_\_\_ Day of \_\_\_\_\_, 2024

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OKLAHOMA

123

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire, Attorney ID No. 54286  
910 Harvest Drive; Post Office Box 3037  
Blue Bell, PA 19422  
(610) 260-6000 Telecopier : (610) 684-2020  
[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

Attorneys for Plaintiff

REC'D OKLA CO SHERIFF  
FEB 23 '24 PM 3:15

<b>PHILADELPHIA FEDERAL CREDIT UNION</b>	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY, PA
	:	
vs.	:	No. 2023-CV-852
	:	
<b>DARLENE Q. CRUZ</b>	:	
and	:	
<b>JAMES A. CRUZ</b>	:	
Defendants	:	

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

TO: Darlene Q. Cruz  
12600 North MacArthur Boulevard, #906  
Oklahoma City, OK 73142-2946

Re: **\$199,500.00 Note and Mortgage dated June 25, 2018, in favor of Philadelphia Federal Credit Union**

That certain parcel of land known as: 151 Legion Road, Bloomsburg, Columbia County, PA 17815, situate in Montour Township (Tax Parcel No. 25 06 04711000), a legal description of which is attached hereto, is scheduled to be sold at Sheriff's Sale on **Wednesday, April 3, 2024, at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment in mortgage foreclosure of \$197,260.84 obtained by the Plaintiff on November 27, 2023, plus interest through the sheriff's sale date, plus costs.

**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 Plaintiff the amount in arrears, plus costs and attorneys' fees due and owing. To find out how much you must pay, you may call: William J. Levant, Esquire, at (610) 260-6000.
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 below 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, the property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff at: **(570)389-5622**.
2. You may still 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 the Sheriff at: **(570)389-5622**.
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 that was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than 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 distributions may be wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.**

**NORTH PENN LEGAL SERVICES**

**168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION**

**P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375**

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running; THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa; THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas, South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley; THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan; THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set; THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

As more fully shown as Parcel No. 2 on a survey map made by Keystone Surveys, James B. Creasy, P.L.S., dated February 3, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book 7, Page 40.

This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992; approved by the Montour Township Planning Commission on May 27, 1992; and approved by the Montour Township Supervisors on June 11, 1992.

PIN 25 06 04711

BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene Q. Cruz, husband and wife, as tenants by the entirety.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 and Rule 3257**

PHILADELPHIA FEDERAL CREDIT UNION  
Plaintiff

vs.

DARLENE Q. CRUZ  
and  
JAMES A. CRUZ

Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PA

No. 2023-CV-852

2024-ED-14

WRIT of EXECUTION  
(MORTGAGE FORECLOSURE)

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 described property (specifically described below):

Premises : That certain parcel of real property, with improvements, located at and known as 151 Legion Road, Bloomsburg, Columbia County, PA 17815, situate in Montour Township (Tax Parcel No. 25 06 04711000) (as described on attached property description)

Amount due: \$197,260.84

Interest from: 4,139.24

11/27/2023 - 4/3/2024

\$201,400.08, Plus costs as endorsed.

Dated 2/1/2024

Stephanie Stroup  
Prothonotary, Common Pleas Court of Columbia County, Penna.

By: Melissa Traugh Deputy

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

**WRIT OF EXECUTION**

**COURT of COMMON PLEAS of COLUMBIA COUNTY, PA**

**No. 2023-CV-852**

**PHILADELPHIA FEDERAL CREDIT UNION,**  
Plaintiff

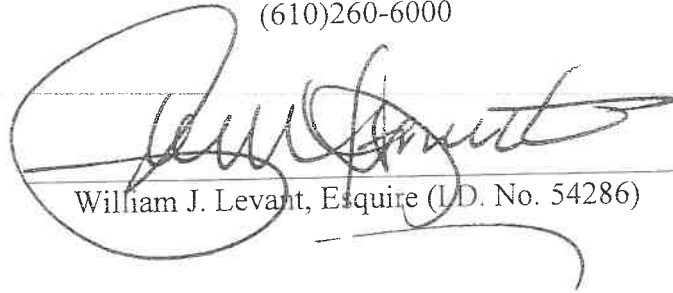
vs.

**DARLENE Q. CRUZ and JAMES A. CRUZ**  
Defendants

**WRIT OF EXECUTION**

(Premises : that certain parcel of real property, with improvements, located at and known as 151 Legion Road, Bloomsburg, Montour Township, Columbia County, Pennsylvania (Tax Parcel No. 25 06 04711000), as more particularly described on the attached legal description.

**KAPLIN, STEWART, MELOFF, REITER and STEIN, P.C.**  
910 Harvest Dr.  
Post Office Box 3037  
Blue Bell, PA 19422-0765  
(610)260-6000



William J. Levant, Esquire (I.D. No. 54286)

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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PIN 25 06 04711

BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene Q. Cruz, husband and wife, as tenants by the entirety.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire  
Attorney ID No. 54286  
910 Harvest Drive;  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
Telecopier : (610) 684-2020  
[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

Attorneys for Plaintiff

**PHILADELPHIA FEDERAL CREDIT UNION**  
Plaintiff

vs.

**DARLENE Q. CRUZ**  
and  
**JAMES A. CRUZ**

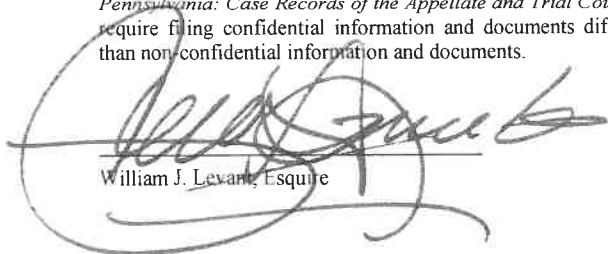
Defendants

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA

: No. 2023-CV-852

: 2024-ED-14

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



William J. Levant, Esquire

**CERTIFICATION OF SERVICE/MAILING NOTICE OF SHERIFF'S SALE  
AFFECTING YOUR PROPERTY INTEREST UPON LIENHOLDERS**

I, William J. Levant, Esquire, hereby certify that on the 1<sup>st</sup> day of March, 2024, I did send a Notice of Sheriff's Sale of Real Property in connection with the above-captioned matter, a copy of which is attached hereto, via United States First Class Mail, postage prepaid, to each of the following:

PHILADELPHIA FEDERAL CREDIT UNION  
12800 Townsend Road  
Philadelphia, PA 19154

American Financial Services, Inc.  
d/b/a GM Financial  
801 Cherry St.  
Fort Worth, TX 76102

David Apothaker, Esquire  
Apothaker Scian P.C.  
520 Fellowship Rd., Ste. C306  
P.O. Box 5496  
Mt. Laurel, NJ 08054-5496

David Apothaker, Esquire  
Apothaker Scian P.C.  
520 Fellowship Rd., Ste. C306  
Mt. Laurel, NJ 08054

David Apothaker, Esquire  
Apothaker Scian P.C.  
100 Century Parkway, Suite 310  
Mount Laurel, NJ 08054

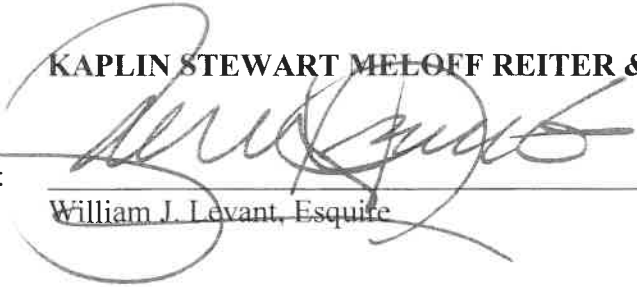
Bert Leiby, Montour Township Tax Collector  
121 Legion Rd.  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Main Street County Annex  
11 W. Main St.  
Bloomsburg, PA 17815

Domestic Relations Office of Columbia County  
11 W. Main St.  
Bloomsburg, PA 17815

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

BY:

  
\_\_\_\_\_  
William J. Levant, Esquire

**William J. Levant**  
Direct Dial: (610) 941-2474  
Direct Fax: (610) 684-2020  
Email: wlevant@kaplaw.com  
www.kaplaw.com

March 1, 2024

**NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST**

To: All Parties in Interest and Claimants  
From: William J. Levant, Esquire, Attorney for Plaintiff  
Owner: Darlene Q. Cruz and James A. Cruz  
Property: 151 Legion Road, Bloomsburg, Columbia County, PA 17815, situate in Montour Township (Tax Parcel No. 25 06 04711000), (as described on the attached property description)

**PHILADELPHIA FEDERAL CREDIT UNION v. DARLENE Q. CRUZ and JAMES A. CRUZ**  
**Columbia County C.C.P., No. 2023-CV-852**

The above-referenced property is scheduled to be sold at Sheriff's Sale on **Wednesday, April 3, 2024, at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815.**

Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property, which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to enforce the judgment in mortgage foreclosure against the Defendant, entered on November 27, 2023, in favor of the Plaintiff in the amount of \$197,260.84, plus interest through the date of the sheriff's sale, plus costs.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

**YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.**

Very truly yours,

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

*/s/ William J. Levant*

By : William J. Levant

Kaplin Stewart  
Union Meeting Corporate Center  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422-0765  
610-260-6000 tel

Offices in  
Pennsylvania  
New Jersey

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running; THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa; THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas, South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley; THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan; THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set; THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

As more fully shown as Parcel No. 2 on a survey map made by Keystone Surveys, James B. Creasy, P.L.S., dated February 3, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book 7, Page 40.

This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992; approved by the Montour Township Planning Commission on May 27, 1992; and approved by the Montour Township Supervisors on June 11, 1992.

PIN 25 06 04711

BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene Q. Cruz, husband and wife, as tenants by the entirety.

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PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

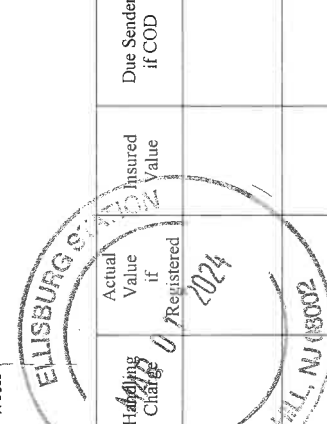


US POSTAGE  
\$06.06<sup>0</sup>

Mailed From 08002  
03/01/2024  
032A 0061821767

Mai

1.	Name and Address of Sender William J. Levant, Esquire Kaplin Stewart Meloff Reiter & Stein, P.C. 910 Harvest Dr. P.O. Box 3037 Blue Bell, PA 19422-0765	Check type of mail or service <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	Addresses (Name, Street, City, State & ZIP Code™)	Postage	(Extra Service Fee)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	Affix Stamp Here (for additional copy Postmark with)		
													Postmark	Postmark	
1.			PHILADELPHIA FEDERAL CREDIT UNION 12800 Townsend Road Philadelphia, PA 19154	.64	2.00		2024								
2.			American Financial Services, Inc. d/b/a GM Financial 801 Cherry St. Fort Worth, TX 76102	.64	.58										
3.			David Apothaker, Esquire Apothaker Scian P.C. 520 Fellowship Rd., Ste. C306 P.O. Box 5496 Mt. Laurel, NJ 08054-5496	.64	.58										
4.			David Apothaker, Esquire Apothaker Scian P.C. 520 Fellowship Rd., Ste. C306 Mt. Laurel, NJ 08054	.64	.58										
5.			David Apothaker, Esquire Apothaker Scian P.C. 100 Century Parkway, Suite 310 Mount Laurel, NJ 08054	.64	.58										
6.			Bert Leiby, Montour Township Tax Collector 121 Legion Rd. Bloomsburg, PA 17815	.64	.58										
7.			Columbia County Tax Claim Bureau Main Street County Annex 11 W. Main St. Bloomsburg, PA 17815	.64	.58										
8.			Domestic Relations Office of Columbia County 11 W. Main St. Bloomsburg, PA 17815	.64	.58										
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		8											



8 03-01-21

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire

Attorneys for Plaintiff

Attorney ID No. 54286

910 Harvest Drive;

Post Office Box 3037

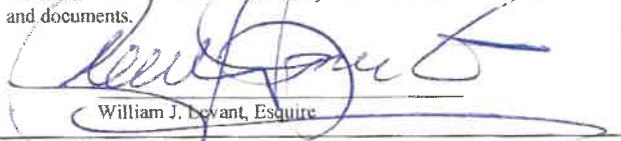
Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

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



William J. Levant, Esquire

**PHILADELPHIA FEDERAL CREDIT UNION**

Plaintiff

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

vs.

: No. 2023-CV-852

:

**DARLENE Q. CRUZ**

: 2024-ED-14

and

:

**JAMES A. CRUZ**

:

Defendants

:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

**TO PROTHONOTARY:**

The Sheriff's sale, which is scheduled for April 3, 2024 at 9:00 A.M. in the above-captioned matter has been postponed to July 31, 2024, at 9:00 A.M.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

By:

  
William J. Levant, Esquire

Attorney for Plaintiff

Date: March 25, 2024

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy

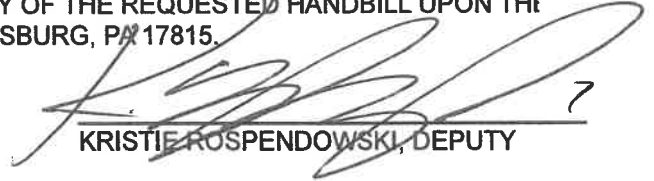


PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
DARLENE Q CRUZ (et al.)

Case Number  
2023CV852

## SHERIFF'S RETURN OF SERVICE

02/28/2024 10:32 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 151 LEGION ROAD, BLOOMSBURG, PA 17815.



KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2024

### NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2024

Plaintiff Attorney: KAPLIN, STEWART, MELOFF, REITER & STEIN P.C., 910 HARVES DRIVE, BLUE BELL, PA 19422

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
CRUZ, JAMES

Case Number  
2023CV852

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/03/2024 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	151 LEGION ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>	FRONT DOOR		
<b>Relation:</b>			
<b>Date:</b>	0/08/24	<b>Time:</b>	1032
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KAPLIN, STEWART, MELOFF, REITER & STI	<b>Phone:</b>
--	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

POSTING

2023CV852

151 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 02/08/2024

Account: **3994**  
Name: **tchamberlain@columbiapa.org**  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone:

Ad ID: **79630**  
Description: **Cruz Sale**  
Run Dates: **03/13/2024 - 03/27/2024**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **1085**  
Lines: **114**  
Agate Lines: **306**  
Depth: **12.67**  
Blind Box:

**Total Ad Cost \$2,171.30**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	03/13/2024	03/27/2024	3	2,171.30

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2023CV852**

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, APRIL 3, 2024**  
**9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running; THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa;

THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas, South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley; THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan; THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set; THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

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PIN 25 06 0471 1

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PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

PROPERTY ADDRESS: 151 LEGION ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25 06 04711

Seized and taken into execution to be sold as the property of JAMES CRUZ in suit of PHILADELPHIA FEDERAL CREDIT UNION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale).

Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
KAPLIN, STEWART, MELOFF,  
REITER & STEIN P.C.  
BLUE BELL, PA.

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy

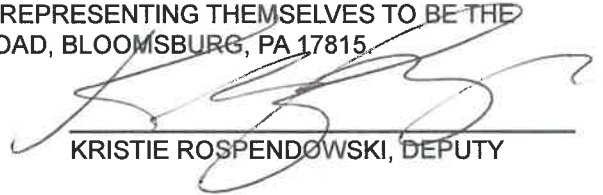


PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
DARLENE Q CRUZ (et al.)

Case Number  
2023CV852

## SHERIFF'S RETURN OF SERVICE

02/06/2024 08:38 AM - 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: JAMES A CRUZ AT 151 LEGION ROAD, BLOOMSBURG, PA 17815.



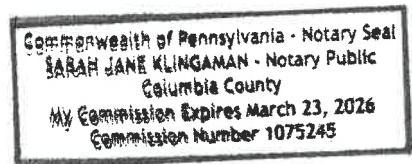
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

February 06, 2024



NOTARY

Affirmed and subscribed to before me this

6TH day of FEBRUARY, 2024



Plaintiff Attorney: KAPLIN, STEWART, MELOFF, REITER & STEIN P.C., 910 HARVEST DRIVE, BLUE BELL, PA 19422

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
CRUZ, JAMES

Case Number  
2023CV852

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	JAMES CRUZ
<b>Primary Address:</b>	151 LEGION ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	DEF		
<b>Date:</b>	2/6/24	<b>Time:</b>	0838
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KAPLIN, STEWART, MELOFF, REITER & STI	<b>Phone:</b>
--	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

CRUZ, JAMES

2023CV852

151 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
CRUZ, JAMES

Case Number  
2023CV852

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Bert Leiby		
<b>Primary Address:</b>	121 Legion Road Bloomsburg, PA 17815		
<b>Phone:</b>	570-356-7765	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	IAX		
<b>Date:</b>	4/6/24	<b>Time:</b>	0843
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KAPLIN, STEWART, MELOFF, REITER & STI	<b>Phone:</b>
--	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

LEIBY, BERT

2023CV852

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
CRUZ, JAMES

Case Number  
2023CV852

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	14
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	151 LEGION ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>	JAMES CRUZ		
<b>Relation:</b>	OWNER		
<b>Date:</b>	2/6/24	<b>Time:</b>	0838
<b>Deputy:</b>	4	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KAPLIN, STEWART, MELOFF, REITER & STI	<b>Phone:</b>
--	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

OCCUPANT

2023CV852

151 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
CRUZ, JAMES

Case Number  
2023CV852

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 14

**Manner:** Adult in Charge **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 04/03/2024 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Co.

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

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Julie Klinger

**Relation:** Clerk

**Date:** 2-2-24 **Time:** 1142

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** KAPLIN, STEWART, MELOFF, REITER & STI **Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

DOMESTIC RELATIONS OF 2023CV852 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION  
vs.  
CRUZ, JAMES

Case Number  
2023CV852

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 14

**Manner:** Adult in Charge **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 04/03/2024 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Lynn Dixon

**Relation:** Clerk

**Date:** 2-2-24 **Time:** 1140

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** KAPLIN, STEWART, MELOFF, REITER & STI **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C

2023CV852

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 to 3183 and Rule 3257**

**PHILADELPHIA FEDERAL CREDIT UNION**  
Plaintiff

vs.

**DARLENE Q. CRUZ**  
and  
**JAMES A. CRUZ**

Defendants

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA

: No. 2023-CV-852

: 2024-ED-14

: WRIT of EXECUTION  
: (MORTGAGE FORECLOSURE)

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 described property (specifically described below):

Premises : That certain parcel of real property, with improvements, located at and known as 151 Legion Road, Bloomsburg, Columbia County, PA 17815, situate in Montour Township (Tax Parcel No. 25 06 04711000) (as described on attached property description)

Amount due:	\$197,260.84
Interest from:	
11/27/2023 - 4/3/2024	4,139.24
	\$201,400.08, Plus costs as endorsed.

Dated 2/1/2024

Stephanie Stroup  
Prothonotary, Common Pleas Court of Columbia County, Penna.

By: Melissa Traugh Deputy

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire  
Attorney ID No. 54286  
910 Harvest Drive  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
Telecopier : (610) 684-2020  
wlevant@kaplaw.com

Attorneys for Plaintiff

**PHILADELPHIA FEDERAL CREDIT UNION**  
Plaintiff

vs.

**DARLENE Q. CRUZ**  
and  
**JAMES A. CRUZ**

Defendants

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA

: No. 2023-CV-852

: 2024 - ED - 14

**AFFIDAVIT OF LIENS PURSUANT TO RULE 3129.1**

COMMONWEALTH OF PENNSYLVANIA :  
: §  
COUNTY OF MONTGOMERY :

William J. Levant, Esquire, attorney for the Plaintiff in the above action, being duly sworn according to law, deposes and says that he is authorized to make this Affidavit on behalf of Plaintiff; and that the following information concerning that certain parcel of real property That certain parcel of real property, with improvements, located at and known as 151 Legion Road, Bloomsburg, Columbia County, PA 17815, situate in Montour Township (Tax Parcel No. 25 06 04711000), a property description of which is attached as Exhibit "A" is true and correct to the best of his knowledge, information and belief as of the date the Praecipe for Writ of Execution was filed.

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

James A. Cruz  
151 Legion Road  
Bloomsburg, PA 17815

Darlene Q. Cruz  
12600 North MacArthur Boulevard, #906  
Oklahoma City, OK 73142-2946

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

(Same as above)

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

PHILADELPHIA FEDERAL CREDIT UNION  
12800 Townsend Road  
Philadelphia, PA 19154

American Financial Services, Inc.  
d/b/a GM Financial  
801 Cherry St.  
Fort Worth, TX 76102

David Apothaker, Esquire  
Apothaker Scian P.C.  
520 Fellowship Rd., Ste. C306  
P.O. Box 5496  
Mt. Laurel, NJ 08054-5496

David Apothaker, Esquire  
Apothaker Scian P.C.  
520 Fellowship Rd., Ste. C306  
Mt. Laurel, NJ 08054

David Apothaker, Esquire  
Apothaker Scian P.C.  
100 Century Parkway, Suite 310  
Mount Laurel, NJ 08054

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

~~PHILADELPHIA FEDERAL CREDIT UNION  
12800 Townsend Road  
Philadelphia, PA 19154~~

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

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:

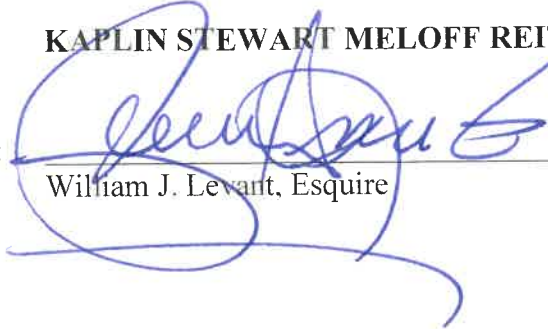
Bert Leiby, Montour Township Tax Collector  
121 Legion Rd.  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Main Street County Annex  
11 W. Main St.  
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:

Domestic Relations Office of Columbia County  
11 W. Main St.  
Bloomsburg, PA 17815

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

By :   
William J. Levant, Esquire

Sworn to and subscribed  
before me this 30<sup>th</sup> day  
of January, 2024.

  
Notary Public

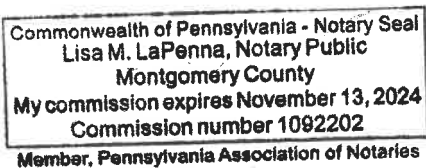


EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running; THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa; THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas, South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley; THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan; THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set; THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

As more fully shown as Parcel No. 2 on a survey map made by Keystone Surveys, James B. Creasy, P.L.S., dated February 3, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book 7, Page 40.

This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992; approved by the Montour Township Planning Commission on May 27, 1992; and approved by the Montour Township Supervisors on June 11, 1992.

PIN 25 06 04711

BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene Q. Cruz, husband and wife, as tenants by the entirety.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

**WRIT OF EXECUTION**

**COURT of COMMON PLEAS of COLUMBIA COUNTY, PA**

No. 2023-CV-852

**PHILADELPHIA FEDERAL CREDIT UNION,**  
Plaintiff

vs.

**DARLENE Q. CRUZ and JAMES A. CRUZ**  
Defendants

**WRIT OF EXECUTION**

(Premises : that certain parcel of real property, with improvements, located at and known as 151 Legion Road, Bloomsburg, Montour Township, Columbia County, Pennsylvania (Tax Parcel No. 25 06 04711000), as more particularly described on the attached legal description.

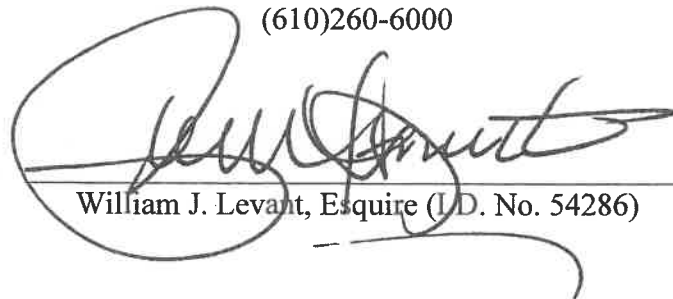
**KAPLIN, STEWART, MELOFF, REITER and STEIN, P.C.**

910 Harvest Dr.

Post Office Box 3037

Blue Bell, PA 19422-0765

(610)260-6000

A handwritten signature in black ink, appearing to read "William J. Levant", is written over a horizontal line. The signature is stylized and cursive.

William J. Levant, Esquire (I.D. No. 54286)

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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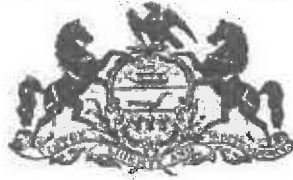
PIN 25 06 04711

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PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

COURT HOUSE:  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: February 2, 2024

Re: Sheriffs Sale Advertising Dates

Philadelphia Federal Credit Union  
VS.  
Darlene Q. Cruz & James A. Cruz

No. 852 of 2023 J.D. and No. 14 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week      March 13<sup>th</sup> 2024

2<sup>nd</sup> Week      March 20<sup>th</sup> 2024

3<sup>rd</sup> Week      March 27<sup>th</sup> 2024

SALE DATE:    **April 3rd 2024 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

Cruz

REAL ESTATE OUTLINE

ED # 2024 ED 14

DATE RECEIVED 2-1-2024  
DOCKET AND INDEX 2023 CV 852

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>2,000.00</u>	<u>X</u>	CK# <u>4128</u>

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

SALE DATE April 3<sup>rd</sup> TIME 9:00 AM  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>3-13-24</u>
2 <sup>ND</sup> WEEK	<u>3-20-24</u>
3 <sup>RD</sup> WEEK	<u>3-27-24</u>

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire  
Attorney ID No. 54286  
910 Harvest Drive  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
Telecopier : (610) 684-2020  
[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

Attorneys for Plaintiff

**PHILADELPHIA FEDERAL CREDIT UNION**  
Plaintiff

vs.

**DARLENE Q. CRUZ**  
and  
**JAMES A. CRUZ**

Defendants

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA

: No. 2023-CV-852

: 2024-ED-24

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

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

William J. Levant, Esquire

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive;

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

Attorneys for Plaintiff

**PHILADELPHIA FEDERAL CREDIT UNION**

Plaintiff

vs.

**DARLENE Q. CRUZ**

and

**JAMES A. CRUZ**

Defendants

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA

: No. 2023-CV-852

: 2024-ED-14

**AFFIDAVIT OF NON-MILITARY SERVICE**

William J. Levant, Esquire, under penalty of 18 Pa. C.S. §4904, deposes and says that he is attorney for the Plaintiff; that he is authorized to make this affidavit on behalf of Plaintiff; that the above named Defendants' last known addresses are set forth below, and that the Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies, nor otherwise entitled to the protections of the Servicepersons' Civil Relief Act, pursuant to the attached Status Reports.

James A. Cruz  
151 Legion Road  
Bloomsburg, PA 17815

Darlene Q. Cruz  
12600 North MacArthur Boulevard, #906  
Oklahoma City, OK 73142-2946

Affiant also certifies that the address of the Plaintiff is 12800 Townsend Road, Philadelphia, PA 19154.

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

By :

  
William J. Levant, Esquire

Date: January 30, 2024



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-8902  
 Birth Date:  
 Last Name: CRUZ  
 First Name: JAMES  
 Middle Name:  
 Status As Of: Jan-25-2024  
 Certificate ID: 0G2GBS0FNWFS9Z9

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, Space 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.

*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-7481  
 Birth Date:  
 Last Name: CRUZ  
 First Name: DARLENE  
 Middle Name:  
 Status As Of: Jan-25-2024  
 Certificate ID: CH5M07R3VLH7MTX

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
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*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire Attorney ID No. 54286

910 Harvest Drive, Post Office Box 3037

Attorneys for Plaintiff

Blue Bell, PA 19422

(610) 260-6000; Telecopier : (610) 684-2020

wlevant@kaplaw.com

**PHILADELPHIA FEDERAL CREDIT UNION**

Plaintiff

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

vs.

: No. 2023-CV-852

**DARLENE Q. CRUZ**

and

**JAMES A. CRUZ**

Defendants

: 2024-ED-14

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

TO: James A. Cruz  
151 Legion Road  
Bloomsburg, PA 17815

Re: **\$199,500.00 Note and Mortgage dated June 25, 2018, in favor of Philadelphia Federal Credit Union**

That certain parcel of land known as: 151 Legion Road, Bloomsburg, Columbia County, PA 17815, situate in Montour Township (Tax Parcel No. 25 06 04711000), a legal description of which is attached hereto, is scheduled to be sold at Sheriff's Sale on **Wednesday, April 3, 2024, at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment in mortgage foreclosure of \$197,260.84 obtained by the Plaintiff on November 27, 2023, plus interest through the sheriff's sale date, plus costs.

**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 Plaintiff the amount in arrears, plus costs and attorneys' fees due and owing. To find out how much you must pay, you may call: William J. Levant, Esquire, at (610) 260-6000.
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 below 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, the property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff at: **(570)389-5622**.
2. You may still 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 the Sheriff at: **(570)389-5622**.
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 that was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than 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 distributions may be wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.**

**NORTH PENN LEGAL SERVICES**

**168 East Fifth Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION**

**P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375**

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running; THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa; THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas, South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley; THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan; THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set; THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

As more fully shown as Parcel No. 2 on a survey map made by Keystone Surveys, James B. Creasy, P.L.S., dated February 3, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book 7, Page 40.

This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992; approved by the Montour Township Planning Commission on May 27, 1992; and approved by the Montour Township Supervisors on June 11, 1992.

PIN 25 06 04711

BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene Q. Cruz, husband and wife, as tenants by the entirety.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

**KAPLIN STEWART MELOFF REITER and STEIN, P.C.**

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive;

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

[wlevant@kaplaw.com](mailto:wlevant@kaplaw.com)

Attorneys for Plaintiff

**PHILADELPHIA FEDERAL CREDIT UNION**

Plaintiff

vs.

**DARLENE Q. CRUZ**

and

**JAMES A. CRUZ**

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY, PA

No. 2023-CV-852

2024-ED-74

**AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANTS**

I, WILLIAM J. LEVANT, ESQUIRE, under penalty of 18 Pa. C.S. Section 4904 do hereby certify that the names and current addresses of all parties to this case (or of their respective attorneys) are as set forth below:

**DEFENDANTS:**

James A. Cruz  
151 Legion Road  
Bloomsburg, PA 17815

Darlene Q. Cruz  
12600 North MacArthur Boulevard, #906  
Oklahoma City, OK 73142-2946

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

By:

  
William J. Levant, Esquire

Date: January 30, 2024

EXHIBIT "A"

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BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running; THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa; THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas, South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley; THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan; THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set; THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

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PIN 25 06 04711

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PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815

**Lisa M. LaPenna, Pa. C.P.**  
PA Certified Paralegal  
Direct Dial: (610) 941-2523  
Direct Fax: (610) 684-2114  
Email: llapenna@kaplaw.com

January 30, 2024

**VIA FEDERAL EXPRESS – 2 DAY**

Prothonotary  
**COLUMBIA COUNTY COURT of COMMON PLEAS**  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Philadelphia Federal Credit Union v. Darlene Q. Cruz and  
James A. Cruz No. 2023-CV-852**

---

Dear Sir/Madam:

Our firm represents the Plaintiff in the above matter.

Enclosed for filing is:

- an original Praecipe for Writ of Execution and Writ of Execution to be issued along with two copies of each. Please time-stamp a copy of the original Praecipe and return back to me in the enclosed envelope along with one copy of the issued Writ. A time-stamped copy of the Praecipe and original Writ can go to the Sheriff;
- a check payable to Prothonotary in the amount of \$25.00 to file the Praecipe;
- a check payable to the Sheriff of Columbia County (Real Estate Division) in the amount of \$2,000.00, representing the sales deposit to list the property for sheriff's sale; and
- two self-addressed, stamped envelopes.

Once the Praecipe is filed and the writ has been issued, please forward the entire package to the sheriff for processing.

By copy of this letter to the sheriff, please process the paperwork and list the property for the April 3, 2024 sheriff's sale. Please contact me if that date has changed.

Also, please post the Handbill to the mortgaged premises.

In addition, please serve Defendant James A. Cruz with the Notice of Sheriff's Sale of Real Property at 151 Legion Road, Bloomsburg, PA 17815, and return proof of service to me in the enclosed envelope.

I will have the sheriff in Oklahoma City serve Defendant Darlene Q. Cruz with the sale notice.

---

Thank you and please call me if you have any questions.

Very truly yours,

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

*Lisa M. LaPenna*

By: Lisa M. LaPenna, Pa. C.P.  
PA Certified Paralegal

Enclosures

cc: Sheriff of Columbia County

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV852

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, APRIL 03, 2024**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

PROPERTY ADDRESS: 151 LEGION ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25 06 04711

**Seized and taken into execution to be sold as the property of JAMES CRUZ in suit of PHILADELPHIA FEDERAL CREDIT UNION.**

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
KAPLIN, STEWART, MELOFF, REITER & STEIN P.C.  
BLUE BELL, PA

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

**Lisa M. LaPenna, Pa. C.P.**  
PA Certified Paralegal  
Direct Dial: (610) 941-2523  
Direct Fax: (610) 684-2114  
Email: llapenna@kaplaw.com

January 30, 2024

**VIA FEDERAL EXPRESS – 2 DAY**

Prothonotary  
**COLUMBIA COUNTY COURT of COMMON PLEAS**  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Philadelphia Federal Credit Union v. Darlene Q. Cruz and  
James A. Cruz No. 2023-CV-852**

---

Dear Sir/Madam:

Our firm represents the Plaintiff in the above matter.

Enclosed for filing is:

- an original Praecipe for Writ of Execution and Writ of Execution to be issued along with two copies of each. Please time-stamp a copy of the original Praecipe and return back to me in the enclosed envelope along with one copy of the issued Writ. A time-stamped copy of the Praecipe and original Writ can go to the Sheriff;
- a check payable to Prothonotary in the amount of \$25.00 to file the Praecipe;
- a check payable to the Sheriff of Columbia County (Real Estate Division) in the amount of \$2,000.00, representing the sales deposit to list the property for sheriff's sale; and
- two self-addressed, stamped envelopes.

Once the Praecipe is filed and the writ has been issued, please forward the entire package to the sheriff for processing.

By copy of this letter to the sheriff, please process the paperwork and list the property for the April 3, 2024 sheriff's sale. Please contact me if that date has changed.

Also, please post the Handbill to the mortgaged premises.

In addition, please serve Defendant James A. Cruz with the Notice of Sheriff's Sale of Real Property at 151 Legion Road, Bloomsburg, PA 17815, and return proof of service to me in the enclosed envelope.

I will have the sheriff in Oklahoma City serve Defendant Darlene Q. Cruz with the sale notice.

Thank you and please call me if you have any questions.

Very truly yours,

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

*Lisa M. LaPenna*

By: Lisa M. LaPenna, Pa. C.P.  
PA Certified Paralegal

Enclosures

cc: Sheriff of Columbia County

AFTER FIVE DAYS RETURN TO  
**TIMOTHY T. CHAMBERLAIN**  
SHERIFF



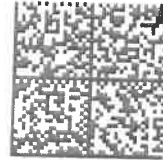
Columbia County  
Court House - P.O. Box 380  
Bloomsburg, PA 17815



PHILADELPHIA PA 190  
14 FEB 2024 PM 6

9589 0710 5270 0605 4128 78

Small Business Administration  
809 Market Street



US POSTAGE<sup>™</sup>PAF  
ZIP 17815 \$ 00  
02 4W  
0000379331 FEB.

0107

Presort  
First Class Mail  
CombAsPrice



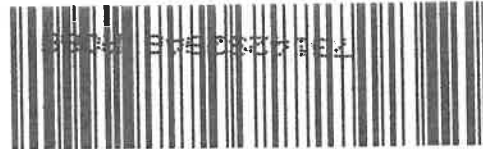
US POSTAGE<sup>™</sup>PITNEY BOW  
ZIP 17815 \$ 001.37  
02 4W  
0000379331 FEB. 05 202

1781503800 5001

AFTER FIVE DAYS RETURN TO  
**TIMOTHY T. CHAMBERLAIN**  
SHERIFF



Columbia County  
Court House - P.O. Box 380  
Bloomsburg, PA 17815



9589 0710 5270 0605 4128 61



US POSTAGE<sup>™</sup>PTI  
ZIP 17815 \$ 007  
02 4W  
0000379331 FEB. 01

Darlene Q. Cruz  
12600 N. MacArthur Blvd.  
#906  
Oklahoma City

LW/ #16  
2/10

NIXIE 731 DE 1 0002/29/0

RETURN TO SENDER  
UNDELIVERED  
UNABLE TO FORWARD

7314262941NF BC: 17815038080 \*0519-03966-05-  
178150380

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *2/1/24*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

1. Article Addressed to:



9590 9402 8412 3156 8139 01

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4128 85

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
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A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *2/1/24*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

1. Article Addressed to:

U.S. Treasury Department  
 500 Pennsylvania Avenue  
 Room 3400  
 Philadelphia, PA 19108



9590 9402 8412 3156 8140 45

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4127 79

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *T. Jordan* C. Date of Delivery *2/9/24*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

1. Article Addressed to:

Apothaka Scian P.C.  
 520 Fellowship Rd Ste C306  
 PO Box 5496  
 Mt. Laurel, NJ 08054



9590 9402 8412 3156 8139 63

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4029 15

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <b>P. ORTIZ</b> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee													
1. Article Addressed to:  <b>American Financial Services Inc.</b> <b>801 Cherry Street</b> <b>Fort Worth, TX 76102</b>	B. Received by (Printed Name)	C. Date of Delivery <b>2-9-24</b>												
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No													
2. Article Number (Transfer from service label)  <b>9589 0710 5270 0605 4129 22</b>	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™													
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery													
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™													
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery													
<input type="checkbox"/> Collect on Delivery Restricted Delivery														
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt														

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1. Article Addressed to:  <b>PA Dept. of Revenue</b> <b>(Division of Compliance)</b> <b>Dept. 201240</b> <b>Harrisburg, PA 17125-1230</b>	B. Received by (Printed Name) <b>Jason A. Petas</b>	C. Date of Delivery <b>FEB 07 2024</b>												
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No													
2. Article Number (Transfer from service label)  <b>9589 0710 5270 0605 4128 92</b>	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery													
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1. Article Addressed to:  <b>Office of PA...</b> <b>P.O. Box 80...</b> <b>Harrisburg, PA 17105</b>	B. Received by (Printed Name)	C. Date of Delivery <b>FEB 07 2024</b>												
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No													
2. Article Number (Transfer from service label)  <b>9589 0710 5270 0605 4129 08</b>	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt														

THIS DOCUMENT HAS A SECURITY COLORED VOID BACKGROUND ON FACE AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

**Kaplin Stewart**

PO-Box 3037  
910 Harvest Drive, Suite 200  
Blue Bell, PA 19422

WSFS - Escrow 4699  
Trust Checking Account

PAY TWO THOUSAND AND 00/100 DOLLARS \*\*\*


CHECK NUMBER	4128	CHECK DATE	01/24/2024
CHECK AMOUNT	\$2,000.00	***Void After 120 Days***	

TO THE ORDER OF Prothonotary of Columbia County

Memo:

*More Kaplin*

⑆031100102⑆ 10700⑆ 699⑆

Security Features Included  Details on back.