

JP Morgan Chase Bank vs John Crissman, Jr.

DATE/TIME OF SALE: Aug. 7 0900

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2000.20

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE IN 8 DAYS \$ 650,20

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
JP MORGAN CHASE BANK

vs.

**Defendant**  
JOHN W CRISSMAN, JR

**Attorney for the Plaintiff:**

KML LAW GROUP, P.C.  
701 MARKET STREET  
PHILADELPHIA, PA 19106

**Sheriff's Sale Date:** Wednesday, August 7, 2013

**Writ of Execution No. :** 2013CV409

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 155 AMRON DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$30.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,150.98 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$75.00    |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$165.00   |
| Service Mileage                 | \$12.00    |
| Distribution Form               | \$25.00    |
| Copies                          | \$5.50     |
| Notary Fee                      | \$10.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$120.00   |

**Total Sheriff Costs** **\$1,905.98**

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$1,960.98**

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office, Bloomsburg, PA

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

August 7, 2013

SHERIFF OF COLUMBIA COUNTY  
Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOHN W.  
CRISSMAN JR.  
**Sale Book/Writ No.:** /  
Docket Number: 2013-CV-409  
Sale Date: 08/07/2013  
Property Address: 155 Amron Drive Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the  
above-captioned matter. Please deed the property to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2942

**If funds are required to settle with the Sheriff and they are not enclosed, please  
email the cost sheet to the below email address.** Please notify our office when the deed is  
recorded.

**KML LAW GROUP, P.C.**  
Shannon Horton, Legal Assistant  
215-825-6359  
215-825-6459 (fax)  
[SHorton@kmlawgroup.com](mailto:SHorton@kmlawgroup.com)

Loretta Crespo, Team Lead  
215-825-6344  
215-825-6444 (fax)  
[L.Crespo@kmlawgroup.com](mailto:L.Crespo@kmlawgroup.com)

**Enclosed: (if applicable)**

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_  
KML Check Number \_\_\_\_\_  
Settlement Amount(s) \$ \_\_\_\_\_  
Loan Type CONVENTIONAL  
KML # 1144567C



**pennsylvania**  
DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE

State Tax Paid  
Book Number  
Page Number  
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

|   |                             |  |                               |
|---|-----------------------------|--|-------------------------------|
| Name<br><b>KML LAW GROUP, P.C.</b>  |                             | Telephone Number:<br><b>(215) 627-1322</b> |                               |
| Mailing Address<br><b>701 Market Street, Suite 5000 - BNY Independence Center</b> | City<br><b>Philadelphia</b> | State<br><b>PA</b>                         | ZIP Code<br><b>19106-1532</b> |

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
**SHERIFF OF COLUMBIA COUNTY**

Street Address  
**Sheriff's Office, PO Box 380**

City  
**Bloomsburg**

State  
**PA**

Zip  
**17815**

### C. DATE OF ACCEPTANCE OF DOCUMENT August 7, 2013

Grantee(s)/Lessee(s)  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Street Address  
**14221 Dallas Parkway, Suite 1000,**

City  
**Dallas**

State  
**TX**

Zip  
**75254-**

### D. REAL ESTATE LOCATION

Street Address  
**155 Amron Drive**

City, Township, Borough  
**Bloomsburg - TOWNSHIP OF SOUTH CENTRE**

County  
**Columbia**

School District

Tax Parcel Number  
**12-05D-003**

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

**\$2,000.20**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$2,000.20**

4. County Assessed Value

**\$34,753.00**

5. Common Level Ratio Factor

**X 3.55**

6. Fair Market Value

**= \$ 123,373.15**

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed  
**100%**

1b. Percentage of Grantor's Interest in Real Estate  
**100%**

1c. Percentage of Grantor's Interest conveyed  
**100%**

### Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment).
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) **FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.© (2).**
- ☐

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

*Sharon Hinton*

August 7, 2013

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED**

744836

**KML LAW GROUP, P.C.**  
SUITE 5000, MELTON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322  
info@kmlawgroup.com

**FIRSTRUST**  
800.220.BANK / firstrust.com  
3-7380-2360 08/09/2013

PAGE 1 OF 1

**SHERIFF OF COLUMBIA COUNTY**

SIX HUNDRED FIFTY AND 20 / 100

**\$\*650.20**

DOLLARS

*Sheriff's Office*  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO  
114456/ Crissman

⑈00744836⑈ ⑆23607380⑆ 70 1107112⑈

# SHERIFF'S SALE COST SHEET

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

|                                    |                  |
|------------------------------------|------------------|
| -- DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                   | \$ <u>165.00</u> |
| -- LEVY (PER PARCEL)               | \$15.00          |
| -- MAILING COSTS                   | \$ <u>30.00</u>  |
| -- ADVERTISING SALE BILLS & COPIES | \$17.50          |
| -- ADVERTISING SALE (NEWSPAPER)    | \$15.00          |
| MILEAGE                            | \$ <u>12.00</u>  |
| -- POSTING HANDBILL                | \$15.00          |
| -- CRYING/ADJOURN SALE             | \$10.00          |
| -- SHERIFF'S DEED                  | \$35.00          |
| -- TRANSFER TAX FORM               | \$25.00          |
| DISTRIBUTION FORM                  | \$25.00          |
| COPIES                             | \$ <u>5.50</u>   |
| NOTARY                             | \$ <u>10.00</u>  |
| TOTAL ***** \$ <u>395.00</u>       |                  |

|                               |                   |
|-------------------------------|-------------------|
| -- WEB POSTING                | \$150.00          |
| -- PRESS ENTERPRISE INC.      | \$ <u>1150.98</u> |
| -- SOLICITOR'S SERVICES       | \$75.00           |
| TOTAL ***** \$ <u>1375.98</u> |                   |

|                             |                 |
|-----------------------------|-----------------|
| -- PROTHONOTARY (NOTARY)    | \$10.00         |
| RECORDER OF DEEDS           | \$ <u>55.00</u> |
| TOTAL ***** \$ <u>65.00</u> |                 |

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

|                            |          |
|----------------------------|----------|
| SEWER 20                   | \$ _____ |
| WATER 20                   | \$ _____ |
| TOTAL ***** \$ <u>0.00</u> |          |

|                              |                  |
|------------------------------|------------------|
| SURCHARGE FEE (DSTE)         | \$ <u>120.00</u> |
| MISC. _____                  | \$ _____         |
| _____                        | \$ _____         |
| TOTAL ***** \$ <u>120.00</u> |                  |

TOTAL COSTS (OPENING BID) \$ 1740.98

**KML LAW GROUP, P.C.**  
SUITE 5000 BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

August 1, 2013

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2013-CV-409**  
**JOHN W. CRISSMAN JR.**

Real Estate Division:

The above case may be sold on August 07, 2013. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

**KML LAW GROUP, P.C.**  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

114456FC  
CF: 04/09/2013  
SD: 08/07/2013  
\$97,801.04

Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
**Mortgagor(s) and  
Record Owner(s)**

155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

2013-ED-91 Term  
No. 2013-CV-409

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Veronica Cosme, an employee of KML Law Group, P.C., counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ ( ) Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
- ☐ ( ) Certified mail by Sheriff's Office.
- ☐ ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.


**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ ( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ ( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ ( ) Certified Mail & ordinary mail by KML Law Group, P.C. (original receipt(s) for Certified Mail attached).
- ☐ ( ) Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Veronica Cosme  
Legal Assistant



Name and Address of Sender  
**KML LAW GROUP, P.C.**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and  
Date of Receipt

| Article Number | Addressee (Name, Street, City, State, & ZIP Code)   | Postage   | Fee | Handling Charge |
|----------------|---|---|-----|-----------------|
| 1.             | DOMESTIC RELATIONS OF COLUMBIA<br>COUNTY<br>PO Box 380<br>Bloomsburg, PA 17815  | TENANTS/OCCUPANTS<br>155 Amron Drive<br>Bloomsburg, PA 17815  |     |                 |
| 2.             | PA DEPARTMENT OF PUBLIC WELFARE -<br>Bureau of Child Support Enforcement<br>Health and Welfare Bldg. - Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 | CHRISTINE CRISSMAN<br>155 AMRON DRIVE<br>BLOOMSBURG, PA 17815 |     |                 |
| 3.             |   |   |     |                 |
| 4.             |   |   |     |                 |
| 5.             |   |   |     |                 |
| 6.             |   |   |     |                 |
| 7.             |   |   |     |                 |
| 8.             |   |   |     |                 |

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster's Bar (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

114456FC Columbia County Sale Date: 08/07/2013

JOHN W. CRISSMAN JR.

RR  
-00

UNITED STATES POSTAGE



\$01.84

JUL 15 2013

02 114  
0004285937

MAILED FROM ZIP CODE 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

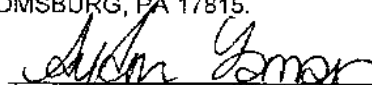


JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SHERIFF'S RETURN OF SERVICE

06/18/2013 01:25 PM - DEPUTY AYDAN YAMAN, 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: JOHN W CRISSMAN, JR AT 155 AMRON DRIVE, BLOOMSBURG, PA 17815.

  
AYDAN YAMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 24, 2013

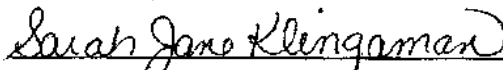
NOTARY

Affirmed and subscribed to before me this

24TH day of JUNE

2013

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: BML ADV GROUP P.C. 704 MARKET STREET PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Telesoft, Inc.

**KML LAW GROUP, P.C.**

Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
Mortgagor(s) and Record Owner(s)

155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2013-ED-91 Term  
No. 2013-CV-409

**AFFIDAVIT PURSUANT TO RULE 3129**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

155 Amron Drive  
Bloomsburg, PA 17815

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

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

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

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

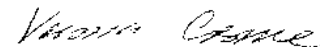
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
155 Amron Drive  
Bloomsburg, PA 17815

CHRISTINE CRISSMAN  
155 AMRON DRIVE  
BLOOMSBURG, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: August 1, 2013

  
\_\_\_\_\_  
KML Law Group, P.C.  
BY: Veronica Cosme  
Legal Assistant

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

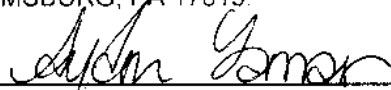


JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SHERIFF'S RETURN OF SERVICE

06/18/2013 01:25 PM - DEPUTY AYDAN YAMAN, 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: JOHN W CRISSMAN, JR AT 155 AMRON DRIVE, BLOOMSBURG, PA 17815.

  
AYDAN YAMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 24, 2013

Attn:

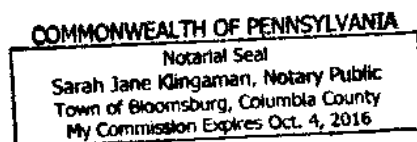
215-825-6448

Per 8/1/13  
SJC

NOTARY

Affirmed and subscribed to before me this

24TH day of JUNE 2013





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

my Comm. Expires Oct. 4, 2016

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SHERIFF'S RETURN OF SERVICE

06/25/2013 01:33 AM - DEPUTY PAUL D'ANGELO, 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 155 AMRON DRIVE, BLOOMSBURG, PA 17815.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

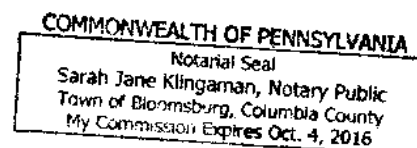
  
TIMOTHY T. CHAMBERLAIN, SHERIFF


June 26, 2013

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2013





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2013

Fee: \$5.00

Cert. NO: 14844

CRISSMAN JOHN W JR  
155 AMRON DR  
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP  
Deed: 20040 -3310  
Location: LOT 7  
Parcel Id:12 -05D-003-00,000

Assessment: 34,753  
Balances as of 07/19/2013

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

COLUMBIA COUNTY SHERIFF — TIM CHAMBERLAIN

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 06/28/2013

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 155 AMRON DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *POSTED*

Relation:

Date: *06/25/13* Time: *1330*

Deputy: *DANCELO* Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

(POSTING)

2013CV409

155 AMRON DRIVE, BLOOMSBURG, PA 17815

EXP: 06/28/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SHERIFF'S RETURN OF SERVICE

06/19/2013 01:20 PM - DEPUTY PAUL D'ANGELO, 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: CHRISTINE CRISSMAN AT ROUTE 11, (SHEETZ), BRIAR CREEK BOROUGH, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 24, 2013

NOTARY

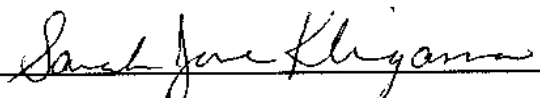
Affirmed and subscribed to before me this

24TH day of JUNE, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served at CCSO

### Serve To:

Name: JOHN W CRISSMAN, JR

Primary Address: 155 AMRON DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: John Crissman, JR

Relation: Self

Date: 6-18-13 Time: 1325

Deputy: S14 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |         |        |        |  |  |  |
|----------|---------|--------|--------|--|--|--|
| Date:    | 5/30/13 | 6-5-13 | 6-7-13 |  |  |  |
| Time:    | 1225    | 1325   | 1030   |  |  |  |
| Mileage: |         |        |        |  |  |  |
| Deputy:  | S14     | S14    | S14    |  |  |  |

### Service Attempt Notes:

1. no one at the residence
2. " "
3. no one at the residence, left card
- 4.
- 5.
- 6.

CRISSMAN JR, JOHN W

2013CV409

155 AMRON DRIVE, BLOOMSBURG, PA 17815

EXP: 06/28/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CHRISTINE CRISSMAN

Primary Address: 155 AMRON DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 20 STRAUSSMAN LA.

Phone: SERVED BY SHEETZ  
B.C.B.

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: CHRISTINE CRISSMAN

Relation:

Date: 06/19/13 Time: 1320

Deputy: S. J. S. 17 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |         |        |        |  |  |  |
|----------|---------|--------|--------|--|--|--|
| Date:    | 5/30/13 | 6-5-13 | 6-7-13 |  |  |  |
| Time:    | 1225    | 1325   | 1030   |  |  |  |
| Mileage: |         |        |        |  |  |  |
| Deputy:  | 514     | 514    | 514    |  |  |  |

### Service Attempt Notes:

1. no one at the residence
2. 11 11
3. no one at the residence, left card
- 4.
- 5.
- 6.

CRISSMAN, CHRISTINE

2013CV409

155 AMRON DRIVE, BLOOMSBURG, PA 17815

EXP: 06/28/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/28/2013

Warrant:

Notes: 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: Sherry Evans

Relation: Clerk

Date: 5/30/13

Time: 1100

Deputy: 14

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV409

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/28/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CENTRAL COLUMBIA SD

Primary Address: BLUE JAY DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ~~John Mordan~~ Terri Mordan

Relation: ~~Receptionist~~ Receptionist

Date: 5/30/13 Time: 1215

Deputy: S/K Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2013CV409

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

EXP: 06/28/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 06/28/2013 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | Linda J. Fedder                           |
| <b>Primary Address:</b>   | 6390 Third Street<br>Bloomsburg, PA 17815 |
| <b>Phone:</b>             | 570-784-0219                              |
| <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> | Linda Fedder   |
| <b>Relation:</b>        | Self   |
| <b>Date:</b>            | 5/30/13  |
| <b>Time:</b>            | 1155   |
| <b>Deputy:</b>          | 314  |
| <b>Mileage:</b>         |  |

### Attorney / Originator:

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

### Service Attempts:

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

### Service Attempt Notes:

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

FEDDER, LINDA J.

2013CV409

6390 THIRD STREET, BLOOMSBURG, PA 17815

EXP: 06/28/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
JOHN W CRISSMAN, JR

Case Number  
2013CV409

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/28/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: Laura Kremser

Relation: Receptionist

Date: 5/30/13 Time: 1103

Deputy: 514 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV409 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/28/2013

Document Receipt

---

Trans # 25235 Carrier / service: POST 2PM 5/29/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000023043

Doc Ref #: 91ED2013



Document Receipt

---

Trans # 25234 Carrier / service: POST 2PM 5/29/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000023036

DEPARTMENT 281230

Doc Ref #: 91ED2013

HARRISBURG PA 17128

Document Receipt

---

Trans # 25233 Carrier / service: POST 2PM 5/29/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000023029

Doc Ref #: 91ED2013

Document Receipt

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Trans # 25232 Carrier / service: POST 2PM 5/29/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000023012

Doc Ref #: 91ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 25231 Carrier / service: POST 2PM 5/29/2013

Ship to: 25231

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000023005

Doc Ref #: 91ED2013

HARRISBURG PA 17105

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV409

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, AUGUST 07, 2013**  
**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 lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northeast corner of Lot No. 6 and the northwest corner of lands described herein; then by the southern edge of Amron Drive on a curve to the right having a radius of 106.47 feet to an arc distance of 181.24 feet; then continuing along Amron Drive South 10 degrees 48 minutes 02 seconds East 80.26 feet to an iron pin, then by Lot No. 8 South 71 degrees 40 minutes 00 seconds West 95.03 feet to an iron pin; then by Lot No. 6 North 18 degrees 20 minutes 00 seconds West 200 feet to the place of BEGINNING.

CONTAINING 18,365.37 square feet.

BEING Lot No. 7 on the plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4, page 252, on June 22, 1977.

TAX PARCEL #12-05D-003

BEING KNOWN AS: 155 Amron Drive, Bloomsburg, PA, 17815

PROPERTY ADDRESS: 155 AMRON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05D-003

Seized and taken into execution to be sold as the property of JOHN W CRISSMAN, JR in suit of JP MORGAN CHASE BANK.

---

**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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

# REAL ESTATE OUTLINE

ED # 91-13

DATE RECEIVED 5-29-13  
DOCKET AND INDEX 5-29-13

## CHECK FOR PROPER INFO.

|                               |          |                   |
|-------------------------------|----------|-------------------|
| WRIT OF EXECUTION             | <u>✓</u> |                   |
| COPY OF DESCRIPTION           | <u>✓</u> |                   |
| WHEREABOUTS OF LKA            | <u>✓</u> |                   |
| NON-MILITARY AFFIDAVIT        | <u>✓</u> |                   |
| NOTICES OF SHERIFF SALE       | <u>✓</u> |                   |
| WAIVER OF WATCHMAN            | <u>✓</u> |                   |
| AFFIDAVIT OF LIENS LIST       | <u>✓</u> |                   |
| CHECK FOR \$1,350.00 OR _____ | <u>✓</u> | CK# <u>738132</u> |

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

|                          |                                     |                  |
|--------------------------|-------------------------------------|------------------|
| SALE DATE                | <u>Aug. 7, 13</u>                   | TIME <u>0900</u> |
| POSTING DATE             | <u>June 25, 13</u>                  |                  |
| ADV. DATES FOR NEWSPAPER | 1 <sup>ST</sup> WEEK <u>July 17</u> |                  |
|                          | 2 <sup>ND</sup> WEEK <u>24</u>      |                  |
|                          | 3 <sup>RD</sup> WEEK <u>31, 13</u>  |                  |

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

vs.

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-409

2013-ED-91

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

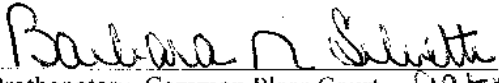
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 155 Amron Drive Bloomsburg, PA 17815

See Exhibit "A" attached

|  |             |
|--|-------------|
| AMOUNT DUE                                     | \$97,801.04 |
| Interest From 2/1/2013<br>Through Date of Sale | _____       |
| (Costs to be added)                            | _____       |

Dated: 05-29-13

  
Prothonotary, Common Pleas Court - ~~Clerk~~  
of Columbia County, Pennsylvania  
**Proth & Clerk of Sev. Courts**  
My Com. Ex. 1st Monday in 2016  
Deputy







KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
(Mortgagor(s) and Record Owner(s))  
155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

91-13

**AFFIDAVIT PURSUANT TO RULE 3129**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

155 Amron Drive  
Bloomsburg, PA 17815

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

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

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

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

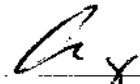
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
155 Amron Drive  
Bloomsburg, PA 17815

CHRISTINE CRISSMAN  
155 AMRON DRIVE  
BLOOMSBURG, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: 5/24/2013

By:   
KML LAW GROUP, P.C.  
Michael McKeever Pa. ID 56129  
Jay E. Kivitz Pa. ID 26769  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Joshua I. Goldman Pa. 205047  
Jill P. Jenkins Pa. ID 306588  
Andrew F. Gornall Pa. ID 92382  
Attorneys for Plaintiff

 Alyse L. Oflerman  
Pa. ID 310912

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
**Mortgagor(s) and Record Owner(s)**  
155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

2013-ED-91

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 MAY 29 P 12:11

FILED  
PROTHONOTARY

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$97,801.04

Interest from 2/1/2013  
to Date of Sale at  
7.0000%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Alyk L. Ofazian Pa ID 312912

No. 2013-CV-409  
**IN THE COURT OF COMMON PLEAS**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

JOHN W. CRISSMAN JR.  
(Mortgagor(s) and Record Owner(s))  
155 Amron Drive  
Bloomsburg, PA 17815

---

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

---

---

KML Law Group, P.C.  
Attorney for Plaintiff

---

**KML Law Group, P.C.**  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

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

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

vs.

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-409

2013-ED-91

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:

PREMISES: 155 Amron Drive Bloomsburg, PA 17815

See Exhibit "A" attached

|  |             |
|--|-------------|
| AMOUNT DUE                                     | \$97,801.04 |
| Interest From 2/1/2013<br>Through Date of Sale |             |
| (Costs to be added)                            |             |

Dated: 05-29-13

Baileea N. Smith  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania  
Proth & Clerk of Sev. Courts  
My Comm. Exp. 1st Monday in 2014

IN THE COURT OF COMMON PLEAS

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

JOHN W. CRISSMAN JR.  
Mortgagor(s)  
155 Amron Drive Bloomsburg, PA 17815

|   |             |
|---|-------------|
| WRIT OF EXECUTION<br>(Mortgage Foreclosure) |             |
| REAL DEBT                                   | \$97,801.04 |
| INTEREST from                               | \$          |
| COSTS PAID:                                 | \$          |
| PROTHY                                      | \$          |
| SHERIFF                                     | \$          |
| STATUTORY                                   | \$          |
| COSTS DUE PROTHY                            | \$          |
| Office of Judicial Support                  | \$          |
| Judg. Fee                                   |             |
| Cr.   |             |
| Sat.  |             |

KML Law Group, P.C.  
Attorney for Plaintiff  
KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
**Mortgagor(s) and Record Owner(s)**  
155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

2013-ED-91

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 MAY 29 P 12:12

FILED  
PROTHONOTARY

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$97,801.04

Interest from 2/1/2013  
to Date of Sale at  
7.0000%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Alyce L. Ofazian Pa. ID 30912



WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

vs.

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-409

2013-ED-91  
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:

PREMISES: 155 Amron Drive Bloomsburg, PA 17815

See Exhibit "A" attached

|                        |             |
|------------------------|-------------|
| AMOUNT DUE             | \$97,801.04 |
| Interest From 2/1/2013 |             |
| Through Date of Sale   |             |
| (Costs to be added)    |             |

Dated:

05.29.13

Barbara N. Silberti  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
(Mortgagor(s) and Record Owner(s))  
155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

**AFFIDAVIT PURSUANT TO RULE 3129**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

155 Amron Drive  
Bloomsburg, PA 17815

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

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

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

JOHN W. CRISSMAN JR.  
155 Amron Drive  
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS

155 Amron Drive  
Bloomsburg, PA 17815

CHRISTINE CRISSMAN  
155 AMRON DRIVE  
BLOOMSBURG, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: 5/24/2013

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

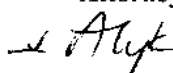
Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Alex L. Offerman  
Pa. ID 310912

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
Plaintiff

vs.

JOHN W. CRISSMAN JR.  
Defendant(s)

NO. 2013-CV-409

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL  
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): JOHN W. CRISSMAN JR., has a last known residence of 155 Amron Drive, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

5/24/2013

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jay Kivitz Pa. ID 26769

Andrew Gornall Pa. ID 92382

Joshua I. Goldman Pa. ID 205047

Salvatore Filippello Pa. ID 313897

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Attorneys for Plaintiff



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: CRISSMANFirst Name: JOHNMiddle Name: W.Active Duty Status As Of: May-24-2013

| 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 individual's active duty status based on the Active Duty Status Date

| Left Active Duty Within 367 Days of Active Duty Status Date |                      |        |                   |
|---|----------------------|--------|-------------------|
| Active Duty Start Date                                      | Active Duty End Date | Status | Service Component |
| NA  | NA                   | No     | NA                |

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

| The Member or his/her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date |                             |        |                   |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date   | Order Notification End Date | Status | Service Component |
| NA  | NA                          | No     | NA                |

This response reflects whether the individual or his/her unit has received early notification to report for active duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Shavelly-Dixon*

Mary M. Shavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL : <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

### More information on "Active Duty Status"

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

### Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: S2V59AAFZ027S90

**KML Law Group, P.C.**

Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219  
Plaintiff

vs.

JOHN W. CRISSMAN JR.  
Mortgagor(s) and Record Owner(s)

155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-409

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: CRISSMAN, JR., JOHN W.  
**JOHN W. CRISSMAN JR.**  
155 Amron Drive  
Bloomsburg, PA 17815

Your house at 155 Amron Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$97,801.04 obtained by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County 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 a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

**168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760**

**PENNSYLVANIA BAR ASSOCIATION**

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



Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 114456FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
**Mortgagor(s) and Record Owner(s)**  
155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2013-CV-409

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628


Thomas Pulco Pa. ID 27615

Joshua J. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Alyk L. Ofazian Pa. ID 312912

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
Mortgagor(s) and Record Owner(s)

155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

**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.**

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

*Ally L. Ofluzian Pa. ID 312912*

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
Mortgagor(s) and Record Owner(s)

155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

**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.**

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

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Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Alyse L. Oflazian Pa. ID 312912

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o 3415 Vision Drive  
Columbus, OH 43219

Plaintiff

vs.

JOHN W. CRISSMAN JR.  
Mortgagor(s) and Record Owner(s)

155 Amron Drive  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-409

**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.**

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628


Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Alyse L. Ofluzian Pa. ID 312912

ALL that certain piece, parcel, or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northeast corner of Lot No. 6 and the northwest corner of lands described herein; then by the southern edge of Amron Drive on a curve to the right having a radius of 106.47 feet to an arc distance of 181.24 feet; then continuing along Amron Drive South 10 degrees 48 minutes 02 seconds East 80.26 feet to an iron pin, then by Lot No. 8 South 71 degrees 40 minutes 00 seconds West 95.03 feet to an iron pin; then by Lot No. 6 North 18 degrees 20 minutes 00 seconds West 200 feet to the place of BEGINNING.

CONTAINING 18,365.37 square feet.

BEING Lot No. 7 on the plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4, page 252, on June 22, 1977.

TAX PARCEL #12-05D-003

BEING KNOWN AS: 155 Amron Drive, Bloomsburg, PA, 17815

ALL that certain piece, parcel, or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northeast corner of Lot No. 6 and the northwest corner of lands described herein; then by the southern edge of Amron Drive on a curve to the right having a radius of 106.47 feet to an arc distance of 181.24 feet; then continuing along Amron Drive South 10 degrees 48 minutes 02 seconds East 80.26 feet to an iron pin, then by Lot No. 8 South 71 degrees 40 minutes 00 seconds West 95.03 feet to an iron pin; then by Lot No. 6 North 18 degrees 20 minutes 00 seconds West 200 feet to the place of BEGINNING.

CONTAINING 18,365.37 square feet.

BEING Lot No. 7 on the plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4, page 252, on June 22, 1977.

TAX PARCEL #12-05D-003

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# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|   |   |  |
|---|---|--|
| SHERIFF SERVICE INSTRUCTIONS                              |   |  |
| PLAINTIFF/S/<br>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION | COURT NUMBER<br>2013-CV-409                   |  |
| DEFENDANT/S/<br>JOHN W. CRISSMAN JR.                      | TYPE OF <u>WRIT</u> OR COMPLAINT<br>EXECUTION |  |

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
JOHN W. CRISSMAN JR.

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
155 Amron Drive, Bloomsburg, PA 17815

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY  
KML Law Group, P.C.

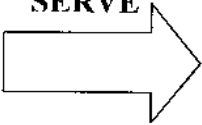
TELEPHONE NUMBER  
(215) 825-6345

DATE  
May 24, 2013

ADDRESS OF ATTORNEY

KML Law Group, P.C.  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|  |  |   |                      |
|--|--|---|----------------------|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>  |  |   |                      |
| PLAINTIFF/S/<br>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  |  | COURT NUMBER<br>2013-CV-409                   |                      |
| DEFENDANT/S/<br>JOHN W. CRISSMAN JR.   |  | TYPE OF <u>WRIT</u> OR COMPLAINT<br>EXECUTION |                      |
| <b>SERVE</b><br><br><b>AT</b>                            | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE<br>JOHN W. CRISSMAN JR.                                     |   |                      |
|  | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)<br>155 Amron Drive, Bloomsburg, PA 17815 |   |                      |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:<br><br><b>PLEASE POST HANDBILL</b>                     |  |   |                      |
| SIGNATURE OF ATTORNEY<br>KML Law Group, P.C.   |  | TELEPHONE NUMBER<br>(215) 825-6345            | DATE<br>May 24, 2013 |
| ADDRESS OF ATTORNEY<br><br>KML Law Group, P.C.<br>Suite 5000 – Mellon Independence Center<br>701 Market Street<br>Philadelphia, PA 19106 |  |   |                      |

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**KML LAW GROUP, P.C.**  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322  
info@kmlawgroup.com

\$ \*\*1,350.00

DOLLARS

**SHERIFF OF COLUMBIA COUNTY**

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

PAY TO THE  
ORDER OF

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

6.14 -



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO 114456/ Crissman

⑈00738132⑈ ⑆23607380⑆ 70 1107112⑈

Security Features. Details on back.