

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Kathleen & Joshua Johnson

NO. 26-15 ED NO. 979-2014 JD

DATE/TIME OF SALE: June 10, 2015 at 9:00 am

BID PRICE (INCLUDES COST) \$ 2075.38

POUNDAGE - 2% OF BID \$ 41.51

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2116.89

PURCHASER(S): Thy & Mull

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2116.89

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 766.89

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
KATHLEEN JOHNSTON
JOSHUA JOHNSTON

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, June 10, 2015

Writ of Execution No. : 2014CV979

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 286 DOGWOOD LANE, CATAWISSA, PA 17820

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,183.38
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	\$195.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,008.38**

Distribution Costs

Recording Fees \$67.00

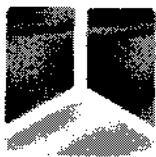
Total Distribution Costs **\$67.00**

Grand Total: **\$2,075.38**

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, 2015



Phelan Hallinan
Diamond & Jones, LLP

Representing Leaders in Pennsylvania

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-567-0072
MELISSA.CONNOR@fedphc.com

MELISSA CONNOR
Legal Assistant, Ext. 1342

June 22, 2015

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380 , W. Main Street
Bloomsburg, PA 17815

Re: KATHLEEN JOHNSTON
A/K/A KATHLEEN CRUZ
JOSHUA JOHNSTON
286 DOGWOOD LANE
CATAWISSA, PA 17820-8254
2014-CV-979

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**, 1000 Liberty Avenue, Pittsburgh, PA 15222.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

Melissa Connor

On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP

PH # 939599

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name

Phelan Hallinan Diamond & Jones, LLP

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

B. TRANSFER DATA

Date of Acceptance of Document

7/13/15

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

SECRETARY OF VETERANS AFFAIRS, an
Officer of the United States of America

Telephone Number:

1-800-827-1000

Mailing Address

PO Box 380, W. Main Street

Mailing Address

1000 Liberty Avenue

City

Bloomsburg

State

PA

ZIP Code

17815

City

Pittsburgh

State

PA

ZIP Code

15222

C. REAL ESTATE LOCATION

Street Address

286 DOGWOOD LANE, CATAWISSA, PA 17820-8254

City, Township, Borough

TOWNSHIP OF LOCUST

County

COLUMBIA

School District

SOUTHERN COLUMBIA AREA S.D.

Tax Parcel Number

20-01B-014-00, 000

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 2,075.38 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,075.38

4. County Assessed Value

\$ 46,457.00

5. Common Level Ratio Factor

X 3.61

6. Computed Value

= \$167,709.77

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

- \$167,709.77

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

100%

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

100%

2. 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 complete copy of agency/straw party agreement.)☐ Transfer to the Commonwealth, the United States 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 confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)☒ *Other (Please explain exemption claimed, if other than listed above.)

Transfer to SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America is Exempt Pursuant to Sec. #91 (b)(1)(v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.

Under Penalties of law, 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

MELISSA CONNOR

Date

7/13/15

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

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

TD Bank, NA
3-180/360

001531155

DATE
6/22/2015

AMOUNT
****\$766.89

PAY SEVEN HUNDRED SIXTY-SIX AND 89 / 100 Dollars

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

MOC [939599] 286 DOGWOOD LANE (2014-CV-979)

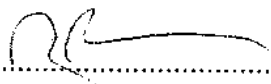
Francis S. Hallinan
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

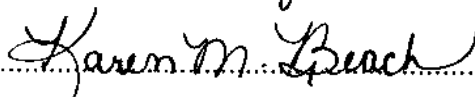
⑈001531155⑈ ⑆036001808⑆ 361508666⑈

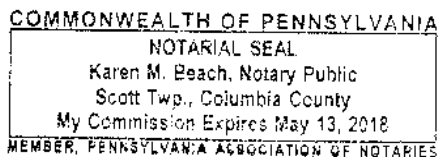
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 20, 27, and June 3, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 3rd day of June 2015

.....
(Notary Public)



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>445.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1408.38</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2075.38

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2014 CV-979
No.: 2015-ED-26

Re: **BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP VS. KATHLEEN JOHNSTON A/K/A KATHLEEN CRUZ, and JOSHUA
JOHNSTON**

No.: 2014-CV-979, No.: 2015-ED-26

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 06/10/2015 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A. AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP
Plaintiff,

v.

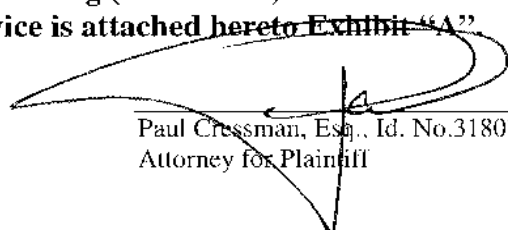
KATHLEEN JOHNSTON A/K/A KATHLEEN
CRUZ
JOSHUA JOHNSTON
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2014-CV-979
: No.: 2015-ED-26

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto ~~Exhibit "A"~~


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

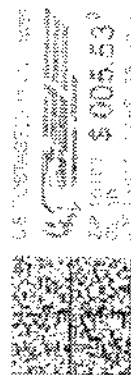
Date: 5/18/15

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/JKM - 06/10/2015 SALE



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 286 DOGWOOD LANE CATAWISSA, PA 17820-8254	\$0.47
2	****	Kathleen Cruz & Joshua Johnston C/O William S. Kreisher, Esquire 401 SOUTH MARKET STREET BLOOMSBURG, PA 17815	\$0.47
3	****	Mystic Mountain Estate Homeowners Association 600 Evergreen Lane Catawissa, PA 17820	\$0.47
4	****	Southern Columbia Corp. PO BOX 4 NUMIDIA, PA 17858	\$0.47
5	****	Southern Columbia Corp. C/O Kreisher, Gregorowicz, and Flick Law Offices 401 MARKET STREET BLOOMSBURG, PA 17815	\$0.47
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
9	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47
		RE: KATHLEEN JOHNSON A/K/A KATHLEEN CRUZ (COLUMBIA) PH # 939599/1021 Page 1 of 1	\$4.23
		T Writ Team	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SHERIFF'S RETURN OF SERVICE

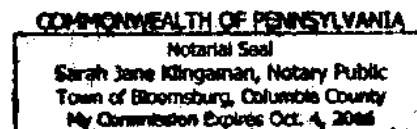
05/05/2015 10:58 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 286 DOGWOOD LANE, CATAWISSA, PA 17820.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 06, 2015



NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2015



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

(c) CountyShire Sheriff, T & A Software, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 286 DOGWOOD LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-5-15

Time:

10:58

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV979

286 DOGWOOD LANE, CATAWISSA, PA 17820

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20678

JOHNSTON JOSHUA & KATHLEEN
286 DOGWOOD LANE
CATAWISSA PA 17820

District: LOCUST TWP
Deed: 20051 -1035
Location: LOT 286
Parcel Id:20 -01B-014-00,000

Assessment: 46,457

Balances as of 04/14/2015

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

By: COLUMBIA COUNTY SHERIFF Per: _____

SRE

Bank of America, N.A. as Successor by Merger to BAC Home
Loans Servicing, LP

Plaintiff

vs.

Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston

Defendant(s)

Sheriff
20-01B-014-00
COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-979

2015-ED-26

COLUMBIA County

NO
OPRA

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kathleen Johnson a/k/a Kathleen Cruz
2609 East Kings Road
Virginia Beach, VA 23456-5480

Joshua Johnston
737 Creekwood Drive
Chesapeake, VA 23323-3830

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 286 Dogwood Lane, Catawissa, PA 17820-8254 is scheduled to be sold at the Sheriff's Sale on June 10th 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$195,992.90 obtained by Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Please Return #4

Serve To:

Name: JOSHUA JOHNSTON
Primary Address: 286 DOGWOOD LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	4-6-15					
Time:	11:45					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. Vacant House
- 2. No For working @ P.O.
3. NO J-Net
- 4.
- 5.
- 6.

JOHNSTON, JOSHUA

2014CV979

286 DOGWOOD LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

Manner: < Not Specified >

Expires:

Warrant:

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

Please Return #4

Serve To:

Name: KATHLEEN JOHNSTON

Primary Address: 286 DOGWOOD LANE
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address: 796 MIDDLE ROAD
MUNCY, PA 17756

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	4-6-15					
Time:	11:45					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. Vacant House
2. No Forwarding @ P.O.
3. No J-Net
- 4.
- 5.
- 6.

JOHNSTON, KATHLEEN

2014CV979

286 DOGWOOD LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

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

Vacant House c 286 Dogwood Lane Catawissa, PA 17820

Serve To:

Final Service:

Name: OCCUPANT

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 286 DOGWOOD LANE
CATAWISSA, PA 17820

Adult In Charge: Posted

Phone:

DOB:

Relation:

Alternate Address:

Date: 4-6-15

Time: 11:45

Phone:

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2014CV979

286 DOGWOOD LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JEFFREY P LAWTON

Primary Address: 823 BOTTOM ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: MARY LAWTON

Relation: WIFE

Date: 4/6/15 Time: 0830

Deputy: 5 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

LAWTON, JEFFREY P

2015CV138

823 BOTTOM ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: MARY A LAWTON
Primary Address: 823 BOTTOM ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEF

Date: 08/04/15

Time: 0830

Deputy: 5

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
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LAWTON, MARY A

2015CV138

823 BOTTOM ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

27

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 823 BOTTOM ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: MARY LAWTON

Relation: DEF

Date: 4/6/15

Time: 0830

Deputy: 5

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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OCCUPANT

2015CV138

823 BOTTOM ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

27

Warrant:

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

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Tax collector

Date:

4/6/15

Time:

0840

Deputy:

5

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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6.

FARR, DENNETTE

2015CV138

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: REGISTER OF WILLS
Primary Address: 35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: BRENDA LUPINI

Relation: DEPARTMENT HEAD

Date: 4/6/15 Time: 1450

Deputy: 5 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
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-
-

REGISTER OF WILLS

2015CV138

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Debra Long

Relation: TAX Collector

Date: 3-31-15

Time: 09:38

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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LONG, DEBRA A.

2014CV979

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 26

Warrant:

Serve To:

Name: KREISHER & GREGOROWICZ

Primary Address: 401 MARKET STREET
BLOOMSBURG, PA 17815

Phone: 570-784-5211

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jill Karchew

Relation: Clerk

Date: 3/30/15

Time: 10:46

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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KREISHER & GREGOROWI

2014CV979

401 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

Manner: < Not Specified >

Expires:

Warrant:

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

Please Return (BAD address) No Forwarding Address #4

Serve To:

Name: MYSTIC MOUNTAIN ESTATE HOMEOWNER

Primary Address: 600 EVERGREEN LANE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-30-15 Time: 12:50

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
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-
-
-

MYSTIC MOUNTAIN ESTATE

2014CV979

600 EVERGREEN LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

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

Please Return (Bad Address) No forwarding Address #4

Serve To:

Name: SOUTHERN COLUMBIA CORP.

Primary Address: P.O. BOX 4
NUMIDIA, PA 17858

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

SOUTHERN COLUMBIA CO

2014CV979

P.O. BOX 4, NUMIDIA, PA 17858

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

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: Karen Richendusa

Relation: D&F

Date: 3-27-15

Time: 09:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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3.

4.

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6.

DOMESTIC RELATIONS OF

2014CV979

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
KATHLEEN JOHNSTON (et al.)

Case Number
2014CV979

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 26

Warrant:

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:

Denise Liegel

Relation:

Tax Clerk

Date:

3-27-15

Time:

9:10

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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6.

COLUMBIA COUNTY TAX C

2014CV979

PO BOX 380, 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 03/27/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID:	1029408
Description:	Kathleen & Joshua Johnson
Run Dates:	05/20/15 to 06/03/15
Class:	2
Agate Lines:	216
Blind Box:	

Total Ad Cost	\$1,183.38			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/20/15	06/03/15	3	\$1,183.38

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV979

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

WEDNESDAY, JUNE 10, 2015
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 parcel or lot of land situate in the Township of Locust, County of Columbia, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the south edge of right-of-way of Dogwood Lane; said iron pin also being the northwest corner of Lot No. 287 and the northeast corner of lands described herein; thence by Lots No. 287 and 291 South 12 degrees 14 minutes 27 seconds West 252.60 feet to an iron pin; thence by other lands of Mystic Mountain Estate North 77 degrees 45 minutes 33 seconds West, 100.00 feet to an iron pin; thence by Lot No. 285 North 12 degrees 14 minutes 27 seconds East 222.84 feet to an iron pin; thence by the south edge of right-of-way of Dogwood Lane North 89 degrees 50 minutes 05 seconds East, 65.22 feet; thence by the same North 78 degrees 55 minutes 34 seconds East 39.53 feet to the place of beginning. Containing .540 acres of land. Being designated as Lot No. 286 as shown on a property plan made for High Sky, by Marilyn J. Jenkins, dated November 19, 1971.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc., and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in: Columbia County Miscellaneous Book 52 at Page 838.

UNDER AND SUBJECT TO conditions, restrictions and covenants as set forth in Book 638, Page 945 and prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Joshua Johnston and Kathleen Johnston, h/w, by Deed from Susanna A. Izzo and Mark J. Izzo, wife and husband and Anthony DiDoro and Valerie DiDoro, h/w, dated 07/11/2005, recorded 10/11/2005 in Instrument Number 200511035.

Tax Parcel: 20-01B-014-00-000

Premises Being: 286 Dogwood Lane, Catawissa, PA 17820-8254

PROPERTY ADDRESS: 286 DOGWOOD LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01B-014-00-000

Seized and taken into execution to be sold as the property of KATHLEEN JOHNSTON, JOSHUA JOHNSTON in suit of BANK OF AMERICA N.A.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

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



7190114000600049495

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

Bank of America, N.A. as Successor by Merger to BAC Home
Loans Servicing, LP

Plaintiff

vs.

Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2014-CV-979

: 2015-ED-26

: COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kathleen Johnson a/k/a Kathleen Cruz
2609 East Kings Road
Virginia Beach, VA 23456-5480

Joshua Johnston
737 Creekwood Drive
Chesapeake, VA 23323-3830

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **286 Dogwood Lane, Catawissa, PA 17820-8254** is scheduled to be sold at the Sheriff's Sale on June 10th 2015 at 9:00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$195,992.90 obtained by Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV979

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

WEDNESDAY, JUNE 10, 2015
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 parcel or lot of land situate in the Township of Locust, County of Columbia, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the south edge of right-of-way of Dogwood Lane; said iron pin also being the northwest corner of Lot No. 287 and the northeast corner of lands described herein; thence by Lots No. 287 and 291 South 12 degrees 14 minutes 27 seconds West 252.60 feet to an iron pin; thence by other lands of Mystic Mountain Estate North 77 degrees 45 minutes 33 seconds West, 100.00 feet to an iron pin; thence by Lot No. 285 North 12 degrees 14 minutes 27 seconds East 222.84 feet to an iron pin; thence by the south edge of right-of-way of Dogwood Lane North 89 degrees 50 minutes 05 seconds East, 65.22 feet; thence by the same North 78 degrees 55 minutes 34 seconds East 39.53 feet to the place of beginning. Containing .540 acres of land. Being designated as Lot No. 266 as shown on a property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc., and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at Page 838.

UNDER AND SUBJECT TO conditions, restrictions and covenants as set forth in Book 638, Page 945 and prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Joshua Johnston and Kathleen Johnston, h/w, by Deed from Susanna A. Izzo and Mark J. Izzo, wife and husband and Anthony DiDonato and Valerie Didonato, h/w, dated 07/11/2005, recorded 10/11/2005 in Instrument Number 200511035.

Tax Parcel: 20-01B-014-00-000

Premises Being: 286 Dogwood Lane, Catawissa, PA 17820-8254

PROPERTY ADDRESS: 286 DOGWOOD LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01B-014-00-000

Seized and taken into execution to be sold as the property of KATHLEEN JOHNSTON, JOSHUA JOHNSTON in suit of BANK OF AMERICA N.A..

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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Bank of America, N.A. as Successor by Merger to BAC Home Loans
Servicing, LP

vs.

Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 286 Dogwood Lane, Catawissa, PA 17820-8254
(See Legal Description attached)

Amount Due
Interest from 03/06/2015 to Date of Sale
@ \$32.22 per diem

\$195,992.90

\$_____ and costs.

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

Dated 3-26-15
(SEAL)

PH # 939599

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

No.: 2014-CV-979

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP
vs.
Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Ct.

Sat.



Phelan Hattigan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff

Address where papers may be served:
Kathleen Johnson a/k/a Kathleen Cruz
2609 East Kings Road
Virginia Beach, VA 23456-5480

Joshua Johnston
737 Creekwood Drive
Chesapeake, VA 23323-3830

Complaint \$ 115.00
Judgment \$ 50.00
Fees \$ 25.00
Costs \$ 10.00
Total \$

REAL ESTATE OUTLINE

ED # 2015 8024

DATE RECEIVED 3/20/2014
DOCKET AND INDEX 201400977

CHECK FOR PROPER INFO.

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

CK# 001497327

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

SALE DATE 6-10-15 TIME 9.00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Johnson

Bank of America, N.A. as Successor by Merger to BAC	:	COURT OF COMMON PLEAS
Home Loans Servicing, LP	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2014-CV-979</u>
	:	
Kathleen Johnson a/k/a Kathleen Cruz	:	2015 - ED - 26
Joshua Johnston	:	COLUMBIA COUNTY
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **286 Dogwood Lane, Catawissa, PA 17820-8254**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Kathleen Johnson a/k/a Kathleen Cruz	2609 East Kings Road Virginia Beach, VA 23456-5480
Joshua Johnston	737 Creekwood Drive Chesapeake, VA 23323-3830

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Kathleen Johnson a/k/a Kathleen Cruz	2609 East Kings Road Virginia Beach, VA 23456-5480
Joshua Johnston	737 Creekwood Drive Chesapeake, VA 23323-3830

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
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.

Name	Address (if address cannot be reasonably ascertained, please indicate)
------	--

Mystic Mountain Estate Homeowners Association	600 Evergreen Lane Catawissa, PA 17820
--	---

Southern Columbia Corp.	PO Box 4 Numidia, PA 17858
--------------------------------	---------------------------------------

Southern Columbia Corp. C/O Kreisher, Gregorowicz, and Flick Law Offices	401 Market Street Bloomsburg, PA 17815
---	---

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
------	--

Tenant/Occupant	286 Dogwood Lane Catawissa, PA 17820-8254
------------------------	--

Kathleen Cruz & Joshua Johnston C/O William S. Kreisher, Esquire	401 South Market Street Bloomsburg, PA 17815
---	---

Domestic Relations of Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
--	---

Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
---	---

Internal Revenue Service Advisory	1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
--	--

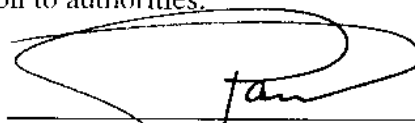
U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building	228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754
--	--

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

Date:

3/25/15

By:



Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

LEGAL DESCRIPTION

ALL that certain parcel or lot of land situate in the Township of Locust, County of Columbia, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the south edge of right-of-way of Dogwood Lane; said iron pin also being the northwest corner of Lot No. 287 and the northeast corner of lands described herein; thence by Lots No. 287 and 291 South 12 degrees 14 minutes 27 seconds West 252.60 feet to an iron pin; thence by other lands of Mystic Mountain Estate North 77 degrees 45 minutes 33 seconds West, 100.00 feet to an iron pin; thence by Lot No. 285 North 12 degrees 14 minutes 27 seconds East 222.84 feet to an iron pin; thence by the south edge of right-of-way of Dogwood Lane North 89 degrees 50 minutes 05 seconds East, 65.22 feet; thence by the same North 78 degrees 55 minutes 34 seconds East 39.53 feet to the place of beginning. Containing .540 acres of land. Being designated as Lot No. 266 as shown on a property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc., and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at Page 838.

UNDER AND SUBJECT TO conditions, restrictions and covenants as set forth in Book 638, Page 945 and prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Joshua Johnston and Kathleen Johnston, h/w, by Deed from Susanna A. Izzo and Mark J. Izzo, wife and husband and Anthony DiDonato and Valerie Didonato, h/w, dated 07/11/2005, recorded 10/11/2005 in Instrument Number 200511035.

Tax Parcel: 20-01B-014-00-000

Premises Being: 286 Dogwood Lane, Catawissa, PA 17820-8254

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

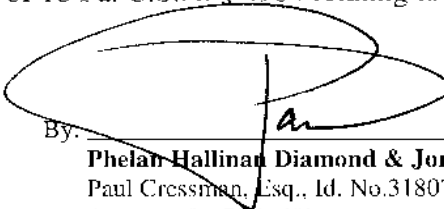
Bank of America, N.A. as Successor by Merger to BAC Home Loans	:	COURT OF COMMON PLEAS
Servicing, LP	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2014-CV-979</u>
	:	
Kathleen Johnson a/k/a Kathleen Cruz	:	
Joshua Johnston	:	COLUMBIA County
Defendant(s)	:	

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By. 
Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**Bank of America, N.A. as Successor by Merger to BAC Home
Loans Servicing, LP**

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-979**
:

vs.

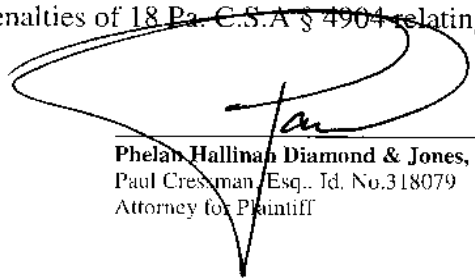
**Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston**

VERIFICATION OF MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined to DMDC records, attached hereto as Exhibit "A", Defendant Kathleen Johnson a/k/a Kathleen Cruz and Defendant Joshua Johnston are presently engaged in active duty military service as contemplated by the Servicemember's Civil Relief Act at 50 U.S.C. App. §521.

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



Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

**Bank of America, N.A. as Successor by Merger to BAC Home Loans
Servicing, LP**
Plaintiff

v.

**Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-979**
:
: **COLUMBIA County**
:

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- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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By: 

Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**Bank of America, N.A. as Successor by Merger to BAC Home
Loans Servicing, LP**

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-979**
:

vs.

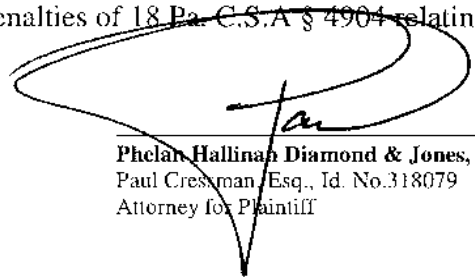
**Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston**

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



Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Bank of America, N.A. as Successor by Merger to BAC	:	COURT OF COMMON PLEAS
Home Loans Servicing, LP	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2014-CV-979</u>
	:	2015-ED-26
Kathleen Johnson a/k/a Kathleen Cruz	:	
Joshua Johnston	:	COLUMBIA COUNTY
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **286 Dogwood Lane, Catawissa, PA 17820-8254**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Kathleen Johnson a/k/a Kathleen Cruz	2609 East Kings Road
	Virginia Beach, VA 23456-5480
Joshua Johnston	737 Creekwood Drive
	Chesapeake, VA 23323-3830

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Kathleen Johnson a/k/a Kathleen Cruz	2609 East Kings Road
	Virginia Beach, VA 23456-5480
Joshua Johnston	737 Creekwood Drive
	Chesapeake, VA 23323-3830

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
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.

Name Address (if address cannot be reasonably ascertained, please indicate)

Mystic Mountain Estate Homeowners Association

**600 Evergreen Lane
Catawissa, PA 17820**

Southern Columbia Corp.

**PO Box 4
Numidia, PA 17858**

**Southern Columbia Corp.
C/O Kreisher, Gregorowicz, and Flick Law
Offices**

**401 Market Street
Bloomsburg, PA 17815**

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

Name Address (if address cannot be reasonably ascertained, please indicate)

Tenant/Occupant

**286 Dogwood Lane
Catawissa, PA 17820-8254**

**Kathleen Cruz & Joshua Johnston
C/O William S. Kreisher, Esquire**

**401 South Market Street
Bloomsburg, PA 17815**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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

Date: 3/25/15

By: 

Phelan Hallinan Diamond & Jones, LLP

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2014-CV-979</u>
	:	
vs.	:	<u>2015-ED-26</u>
	:	
Kathleen Johnson a/k/a Kathleen Cruz	:	COLUMBIA County
Joshua Johnston	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kathleen Johnson a/k/a Kathleen Cruz	Joshua Johnston
2609 East Kings Road	737 Creekwood Drive
Virginia Beach, VA 23456-5480	Chesapeake, VA 23323-3830

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **286 Dogwood Lane, Catawissa, PA 17820-8254** is scheduled to be sold at the Sheriff's Sale on June 10th 2015 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$195,992.90** obtained by **Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815**

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-979**

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP

v.

Kathleen Johnson a/k/a Kathleen Cruz

Joshua Johnston

owner(s) of property situate in **LOCUST TOWNSHIP**, COLUMBIA County, Pennsylvania,
being

286 Dogwood Lane, Catawissa, PA 17820-8254

Parcel No. 20-01B-014-00-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$195,992.90**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL that certain parcel or lot of land situate in the Township of Locust, County of Columbia, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the south edge of right-of-way of Dogwood Lane; said iron pin also being the northwest corner of Lot No. 287 and the northeast corner of lands described herein; thence by Lots No. 287 and 291 South 12 degrees 14 minutes 27 seconds West 252.60 feet to an iron pin; thence by other lands of Mystic Mountain Estate North 77 degrees 45 minutes 33 seconds West, 100.00 feet to an iron pin; thence by Lot No. 285 North 12 degrees 14 minutes 27 seconds East 222.84 feet to an iron pin; thence by the south edge of right-of-way of Dogwood Land North 89 degrees 50 minutes 05 seconds East, 65.22 feet; thence by the same North 78 degrees 55 minutes 34 seconds East 39.53 feet to the place of beginning. Containing .540 acres of land. Being designated as Lot No. 266 as shown on a property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc., and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at Page 838.

UNDER AND SUBJECT TO conditions, restrictions and covenants as set forth in Book 638, Page 945 and prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Joshua Johnston and Kathleen Johnston, h/w, by Deed from Susanna A. Izzo and Mark J. Izzo, wife and husband and Anthony DiDonato and Valerie Didonato, h/w, dated 07/11/2005, recorded 10/11/2005 in Instrument Number 200511035.

Tax Parcel: 20-01B-014-00-000

Premises Being: 286 Dogwood Lane, Catawissa, PA 17820-8254

LEGAL DESCRIPTION

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Tax Parcel: 20-01B-014-00-000

Premises Being: 286 Dogwood Lane, Catawissa, PA 17820-8254

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-979**

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP
v.

Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston

owner(s) of property situate in **LOCUST TOWNSHIP, COLUMBIA County, Pennsylvania,**
being

286 Dogwood Lane, Catawissa, PA 17820-8254

Parcel No. 20-01B-014-00-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$195,992.90**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Bank of America, N.A. as Successor by Merger to BAC Home Loans
Servicing, LP

Plaintiff

vs.

Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2014-CV-979

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P.	No.: <u>2014-CV-979</u>
Defendant Kathleen Johnson a/k/a Kathleen Cruz Joshua Johnston	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

286 Dogwood Lane

Catawissa, PA 17820-8254

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <u>3/25/15</u>
---	--	------------------------

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP

No.: 2014-CV-979

Defendant

Kathleen Johnson a/k/a Kathleen Cruz

Joshua Johnston

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

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

KATHLEEN JOHNSON A/K/A KATHLEEN CRUZ

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

286 Dogwood Lane

Catawissa, PA 17820-8254

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____

County. to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

_____ Defendant

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

Telephone Number

(215)563-7000

Date

3/25/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P

No. 2014-CV-979

Defendant

Kathleen Johnson a/k/a Kathleen Cruz
Joshua Johnston

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

JOSHUA JOHNSTON

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

286 Dogwood Lane

Catawissa, PA 17820-8254

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn. Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
3/25/15

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Kathleen Johnson a/k/a Kathleen Cruz, Joshua Johnston at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 1265
Front Desk: (215) 563-7000 Ext. 1265
Fax: (215) 563-3826

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

BANK OF AMERICA, N.A. AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff

vs.

KATHLEEN JOHNSTON
A/K/A KATHLEEN CRUZ
796 MIDDLE ROAD
MUNCY, PA 17756

JOSHUA JOHNSTON
1605 BOXFORD COURT
VIRGINIA BEACH, VA 23456-4856
Defendants

Court of Common Pleas

Civil Division

No. 2014-CV-979

FILED
PROTHONOTARY
2015 MAR 5 PM 1 41
CLERK OF COURT
COLUMBIA COUNTY, PA

ORDER

NOW, this

4th

day of

March

, 2015 upon consideration of

Plaintiff's Motion for Judgment and Brief in Support thereof, and upon consideration of the

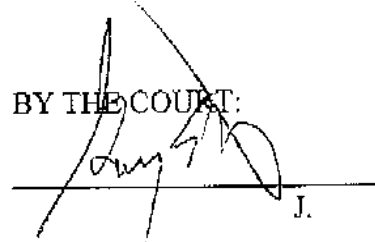
~~Response, if any, filed by Defendants~~, the Court determines that Plaintiff is entitled to Judgment as a
matter of law, and it is hereby:

ORDERED and DECREED that an in rem judgment is entered in favor of Plaintiff and
against Defendants, Kathleen Johnston a/k/a Kathleen Cruz and Joshua Johnston, for \$195,992.90

plus interest from May 15, 2014 at the rate of \$24.69 per diem and other costs and charges collectible under the mortgage, for foreclosure and sale of the mortgaged property.

Further Ordered that Plaintiff may proceed to execute of its judgment and proceed to Sheriff's Sale.

BY THE COURT:



J.

Document Receipt

Trans #	4949	Carrier / service:	USPS Server	First-Class Mail®	3/26/2015 12:00:00 AM
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Ship to:

JOSHUA JOHNSON

737 CREEKWOOD DRIVE

CHESAPEAKE VA 23323

Tracking #: 71901140006000049525

Doc Ref #: 2015ED26

Postage 5.3400

Document Receipt

Trans #	4948	Carrier / service:	USPS Server	First-Class Mail®	3/26/2015 12:00:00 AM
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Ship to:

KATHLEEN JOHNSON/CRUZ

2609 EAST KINGS ROAD

VIRGINIA BEACH VA 23456

Tracking #:	71901140006000049518
Doc Ref #:	2015ED26
Postage	5.3400

Document Receipt

Trans #	4946	Carrier / service:	USPS Server	First-Class Mail®	3/26/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N C. NIX FEDERAL BUILDING

Tracking #:	71901140006D00049495
Doc Ref #:	2015ED26
Postage	5 3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	4946	Carrier / service:	USPS Server	First-Class Mail®	3/26/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000049495
Doc Ref #:	2015ED26
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	4945	Carrier / service:	USPS Server	First-Class Mail®	3/26/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000049488

Doc Ref #: 2015ED26

Postage 5 3400

HARRISBURG PA 17105

Document Receipt

Trans #	4944	Carrier / service:	USPS Server	First-Class Mail®	3/26/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000049471

Doc Ref #: 2015ED26

Postage 5.3400

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001497327

DATE
2/16/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

TAN [939599] 286 DOGWOOD LANE (2014-CV-979)


AUTHORIZED SIGNATURE

⑈001497327⑈ ⑆036001808⑆ 361508666⑈