

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BRYAN BROCIOS (et al.)

Case Number
2017CV595

PROPERTY ADDRESS
678 CENTRAL ROAD, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/16/2017	Advance Fee	Advance Fee	001690590	\$0.00	\$1,350.00
10/16/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/16/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/16/2017	Crying Sale			\$10.00	\$0.00
10/16/2017	Docketing			\$15.00	\$0.00
10/16/2017	Levy			\$15.00	\$0.00
10/16/2017	Mailing Costs			\$108.00	\$0.00
10/16/2017	Posting Handbill			\$15.00	\$0.00
10/16/2017	Press Enterprise Inc.			\$1,346.28	\$0.00
10/16/2017	Sheriff Automation Fund			\$50.00	\$0.00
10/16/2017	Web Posting			\$100.00	\$0.00
12/21/2017	Continued or Cancelled Sale	Postponed to: 4/4/2018		\$10.00	\$0.00
03/20/2018	Continued or Cancelled Sale	Postponed to: 6/6/2018		\$10.00	\$0.00
05/25/2018	Service			\$195.00	\$0.00
05/25/2018	Service Mileage			\$40.00	\$0.00
05/25/2018	Tax Claim Search			\$5.00	\$0.00
05/25/2018	Copies			\$6.50	\$0.00
05/25/2018	Notary Fee			\$15.00	\$0.00
05/25/2018	Surcharge			\$140.00	\$0.00

\$2,113.28 \$1,350.00

TOTAL BALANCE:	\$(763.28)
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TX Result Report

P 1
05/25/2018 12:22
Serial No. A6VF011029028
TC:00020902

Addressee	Start Time	Time	Prints	Result	Note
912155670072	05-25 12:21	00:01:17	002/002	OK	ORG

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

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

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

fax

TO: Patrick Wirt FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: May 25, 2018
RE: Brocious CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$763.28.

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

fax

TO: Patrick Wirt

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: May 25, 2018

RE: Brocious

CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$763.28.

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

May 25, 2018

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, N.A. v.
BRYAN M. BROCIOSUS and CHRISTINE B. BROCIOSUS
678 CENTRAL ROAD BENTON, PA 17814-7680
No.: 2017-CV-595

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for June 6, 2018 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: JPMORGAN CHASE BANK, N.A. v. BRYAN M. BROCIUS et al.
No.: 2017-CV-595

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 06/06/2018 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: BRYAN M. BROCIUS and CHRISTINE B. BROCIUS

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

**BRYAN M. BROCIOSUS
CHRISTINE B. BROCIOSUS**
Defendant(s)

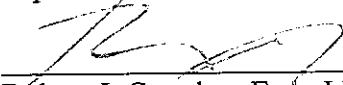
:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

3/27/2019



Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.


BRYAN M. BROCIOS
CHRISTINE B. BROCIOS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 04/04/2018 at 09:00 AM in the above-captioned matter has been continued until 06/06/2018 at 09:00 AM.

Date: 3/27/2018


Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

**BRYAN M. BROCIOSUS
CHRISTINE B. BROCIOSUS**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

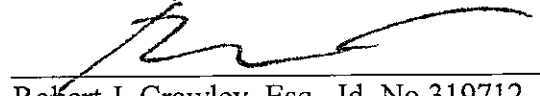
BRYAN M. BROCIOSUS
678 CENTRAL ROAD
BENTON, PA 17814-7680

BRYAN M. BROCIOSUS
1301 HAVEN AVE, APT M
OCEAN CITY, NJ 08226-3271

CHRISTINE B. BROCIUS
678 CENTRAL ROAD
BENTON, PA 17814-7680

Date: 3/27/2018

CHRISTINE B. BROCIUS
1301 HAVEN AVE, APT M
OCEAN CITY, NJ 08226-3271



Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Robert J. Crawley, Esq., Id. No.319712
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
robert.crawley@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

**BRYAN M. BROCIUS
CHRISTINE B. BROCIUS**
Defendant(s)

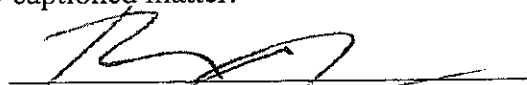
:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

3/27/2019


Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

PROTHONOTARY PUBLIC
PLEASE RETURN

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

March 20, 2018

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, N.A. v.
BRYAN M. BROCIIOUS and CHRISTINE B. BROCIIOUS
678 CENTRAL ROAD BENTON, PA 17814-7680
No.: 2017-CV-595

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 4, 2018 due to the following: Loss Mitigation.

The Property is to be relisted for the June 6, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

TX Result Report

P 1
03/20/2018 08:42
Serial No. A6VF011029028
TC:00014980

Addressee	Start Time	Time	Prints	Result	Note
912155638656	03-20 08:42	00:00:35	001/001	OK	ORG

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

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

Fax Server 3/19/2018 3:22:22 PM PAGE 1/001 Fax Server

1617 John F. Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8056

**Phelan Hallinan
Diamond & Jones, LLP**

Fax

← **To:** Columbia County Sheriff Office **From:** David Tran

Fax: 570-389-5625 **Date:** 3/19/2018

Phone: **Pages:** 1

Re: Postpone Sale Date - PHS 1003628 **CC:**

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Good Afternoon.

Currently the sale is set for 04/04/18. We would like to postpone our scheduled sheriff sale to the end of May 2018 or the first week of June 2018 without going past 0/09/18. Please provide a new sale date and time as soon as possible.

Defendants: BROCIIOUS BRYAN M
BROCIIOUS, CHRISTINE B
Property: 678 CENTRAL ROAD
BENTON, PA 17814-7680
Complaint Docket #: 2017-CV-595

Sale: June 6, 2018 9:00 AM

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone - 215-320-0007 Ext 31495

Fax - 215-563-8656

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656



Fax



To: Columbia County Sheriff Office **From:** David Tran

Fax: 570-389-5625 **Date:** 3/19/2018

Phone: **Pages:** 1

Re: Postpone Sale Date – PHS 1003626 **CC:**

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

•Comments:

Good Afternoon,

Currently the sale is set for 04/04/18. We would like to postpone our scheduled sheriff sale to the end of May 2018 or the first week of June 2018 without going past 6/09/18. Please provide a new sale date and time as soon as possible.

Defendants: BROCIIOUS, BRYAN M.
BROCIIOUS, CHRISTINE B.
Property: 678 CENTRAL ROAD
BENTON, PA 17814-7680
Complaint Docket #: 2017-CV-595

Sale: June 6, 2018 9:00 AM

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

David Tran

David.tran@phelehallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

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 10/16/17

Account:

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

Ad ID: 1119089
Description: **BROCIOUS SHERIFF SALE**
Run Dates: 01/10/18 to 01/24/18
Class: 2
Agate Lines: 246
Blind Box:

Total Ad Cost \$1,346.28
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/10/18	01/24/18	3	\$1,346.28

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV595

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

WEDNESDAY, JANUARY 31, 2018

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 and tract of land situate in Sugarloaf Township, Columbia County Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an existing iron pipe in line of lands now or formerly of Lawrence E. Jr. and Jane S. Hess and Dallas C. and Marion G. Hess, said iron pipe being the Southeast corner of lands now or formerly of David B. and Debra M. Lehman and Justin D. Lehman and the Southwest corner of lands herein described; THENCE by lands now or formerly of David B. and Debra M. Lehman and Justin D. Lehman, North 00 degrees 10 minutes 25 seconds East, 283.86 feet to a point in the centerline of State Route No. 4049, said point being 19.34 feet North of an existing iron pipe on the last described line; THENCE by the centerline of State Route No. 4049, the following seven courses and distances: (1) South 84 degrees 56 minutes 28 seconds East, 12.52 feet to a point; (2) South 80 degrees 40 minutes 04 seconds East, 46.16 feet to a point; (3) South 77 degrees 05 minutes 07 seconds East, 56.41 feet to a point; (4) South 73 degrees 35 minutes 19 seconds East, 70.85 feet to a point; (5) South 71 degrees 55 minutes 58 seconds East, 113.53 feet to a point; (6) South 74 degrees 26 minutes 08 seconds East, 69.89 feet to a point; (7) South 79 degrees 51 minutes 12 seconds East, 25.11 feet to a point; THENCE by lands now or formerly of Joseph E. and Edith H. Stackhouse, South 01 degree 44 minutes 29 seconds West, 187.56 feet to an existing iron pin; THENCE by lands now or formerly of Joseph E. and Edith H. Stackhouse and lands now or formerly of Lawrence E. Jr. and Jane S. Hess and Dallas C. and Marion G. Hess passing through an existing concrete monument on line 172.47 feet from the last described point, North 89 degrees 30 minutes 31 seconds West, 376.12 feet to the place of BEGINNING.

The aforesaid description being taken from a survey prepared by Matthew M. Laidacker, P. L. S., Orangeville Surveying Consultants, Inc. dated March 26, 2001 and recorded Columbia County Map Book B, page 298. Together with all of Grantors' right, title and interest, as Lessor in that Paid Up Oil and Gas Lease dated March 16, 2010 between Grantor and XTO Energy, Inc. recorded in Columbia County as Instrument No. 201002577.

TITLE TO SAID PREMISES IS VESTED IN BRYAN M. BROCIOSUS AND CHRISTINE B. BROCIOSUS, H/W, by Deed from KATHIE E. SHERIDAN, WIDOW, BY HER POWER OF ATTORNEY MARLIN L. SITLER, JR., Dated 11/05/2014, Recorded 11/07/2014, Instrument No. 201406575. Tax Parcel 32 07 03200000. Premises Being: 678 Central Road, Benton, PA 17814-7680

PROPERTY ADDRESS: 678 CENTRAL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32 07 03200000

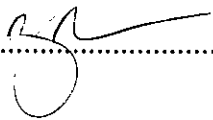
Seized and taken into execution to be sold as the property of BRYAN BROCIOSUS, CHRISTINE BROCIOSUS in suit of JP MORGAN CHASE BANK.

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.

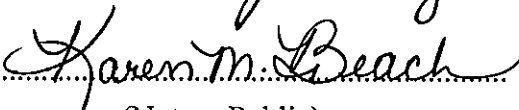
Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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 January 10, 17, 24, 2018 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^{24th}.....day of January 2018.....

.....

(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.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 01/18/2018

Fee: \$5.00

Cert. NO: 30659

BROCIOUS BRYAN M & CHRISTINE B
678 CENTRAL ROAD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20140 -8675
Location: 678 CENTRAL RD
Parcel Id:32 -07 -032-00,000

Assessment: 44,596
Balances as of 01/18/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

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

No.: 2017-CV-595
No.: 2017-ED-134

Re: JPMORGAN CHASE BANK, N.A. VS. BRYAN M. BROCIUS, and CHRISTINE B. BROCIUS
No.: 2017-CV-595, No.: 2017-ED-134

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 04/04/2018 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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, N.A. : COLUMBIA COUNTY
Plaintiff, :
 :
 : COURT OF COMMON PLEAS
v. :
 :
 : CIVIL DIVISION
BRYAN M. BROCIIOUS :
CHRISTINE B. BROCIIOUS :
Defendant(s) : No.: 2017-CV-595
 : No.: 2017-ED-134

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".

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

Date: DEC 28 2017

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/SZR - 1/31/2018 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 678 CENTRAL ROAD BENTON, PA 17814-7680	\$0.47	
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	\$0.47	
3	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.47	
4	****	XTO ENERGY, INC. A DELAWARE CORPORATION 810 HOUSTON STREET FORT WORTH, TX 76102	\$0.47	
5	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
6	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
7	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47	
8	****	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: BRYAN M. BROCIOS (COLUMBIA) PH # 1003626/1021			\$3.76	

US POSTAGE
 PITNEY BOWES
 \$ 003.120
 2018 JAN 31 10 2017



Total Number of Pieces Listed by Sender: _____
 Total Number of Pieces Received at Post Office: _____
 Postmaster, Per (Name of Receiving Employee): _____
 Page 1 of 1 Writ Team

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

AFFIDAVIT OF SERVICE

PLAINTIFF
JPMORGAN CHASE BANK, N.A.

COLUMBIA COUNTY

PH # 1003626

DEFENDANT
BRYAN M. BROCIOS
CHRISTINE B. BROCIOS

SERVICE TEAM/spj
COURT NO.: 2017-CV-595

SERVE CHRISTINE B. BROCIOS AT:
678 CENTRAL ROAD
BENTON, PA 17814-7680

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: January 31, 2018

Previous Successful Service

SERVED

Served and made known to CHRISTINE B. BROCIOS, Defendant on the 29th day of NOVEMBER, 2017, at 7:45 o'clock P. M., at 678 CENTRAL RD, BENTON, PA, in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
- Adult in charge of Defendant's residence who refused to give name or relationship.
- Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- Agent or person in charge of defendant's office or usual place of business.
- _____ an officer of said Defendant's company.
- Other: _____.

Description: Age 40 Height 5'5" Weight 200 Race W Sex F Other _____

I, RONALD MOUL a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 11/29/17 NAME: Ronald Moul
 PRINTED NAME: RONALD MOUL
 TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock __. M., I, _____ a competent adult hereby state that Defendant NOT FOUND because:

- Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
- No Answer on _____ at _____; _____ at _____; _____ at _____
- Service Refused Red Tag Door Deceased Defendant Unknown
- Cluster Mail Box Can't Gain Access

Comments: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____
PRINTED NAME: _____

AFFIDAVIT OF SERVICE

PLAINTIFF
JPMORGAN CHASE BANK, N.A.

COLUMBIA COUNTY

PH # 1003626

DEFENDANT
BRYAN M. BROCIIOUS
CHRISTINE B. BROCIIOUS

SERVICE TEAM/ spl
COURT NO.: 2017-CV-595

SERVE BRYAN M. BROCIIOUS AT:
678 CENTRAL ROAD
BENTON, PA 17814-7680

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: January 31, 2018

Previous Successful Service

SERVED

Served and made known to BRYAN M. BROCIIOUS, Defendant on the 29th day of DECEMBER, 20 17, at 7:45 o'clock P. M., at 678 CENTRAL RD, BENTON, PA, in the manner described below:

Defendant personally served.

Adult family member with whom Defendant(s) reside(s).

Relationship is WIFE.

Adult in charge of Defendant's residence who refused to give name or relationship.

Manager/Clerk of place of lodging in which Defendant(s) reside(s).

Agent or person in charge of Defendant's office or usual place of business.

_____ an officer of said Defendant's company.

Other: _____

Description: Age 40 Height 5'5" Weight 200 Race W Sex F Other _____

I, _____, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 11/29/17

NAME: Ronald Moll

PRINTED NAME: RONALD MOLL

TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock __. M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

Vacant Does Not Exist Moved Does Not Reside (Not Vacant)

No Answer on _____ at _____; _____ at _____; _____ at _____

Service Refused Red Tag Door Deceased Defendant Unknown

Cluster Mail Box Can't Gain Access

Comments: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

December 28, 2017

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: JPMORGAN CHASE BANK, N.A. v. BRYAN M. BROCIUS et al.
No.: 2017-CV-595

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 04/04/2018 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:
Legal Assistant

CC: BRYAN M. BROCIUS and CHRISTINE B. BROCIUS

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

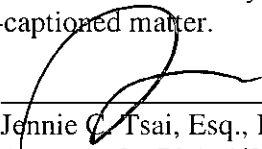
BRYAN M. BROCIOS
CHRISTINE B. BROCIOS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: DEC 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

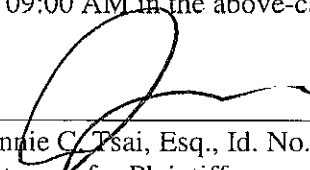
BRYAN M. BROCIOS
CHRISTINE B. BROCIOS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/31/2018 at 09:00 AM in the above-captioned matter has been continued until 04/04/2018 at 09:00 AM.

Date: DEC 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phclanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.

Plaintiff

v.

**BRYAN M. BROCIIOUS
CHRISTINE B. BROCIIOUS**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

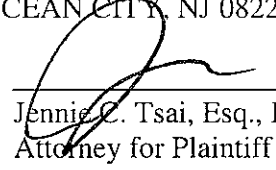
BRYAN M. BROCIIOUS
678 CENTRAL ROAD
BENTON, PA 17814-7680

BRYAN M. BROCIIOUS
1301 HAVEN AVE, APT M
OCEAN CITY, NJ 08226-3271

CHRISTINE B. BROCIOS
678 CENTRAL ROAD
BENTON, PA 17814-7680

Date: DEC 26 2017

CHRISTINE B. BROCIOS
1301 HAVEN AVE, APT M
OCEAN CITY, NJ 08226-3271



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

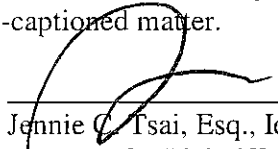
**BRYAN M. BROCIIOUS
CHRISTINE B. BROCIIOUS**
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-595**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: DEC 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

**Attorney File Copy
Please Return**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




JP MORGAN CHASE BANK
vs.
BRYAN BROCIOS (et al.)

Case Number
2017CV595

SHERIFF'S RETURN OF SERVICE

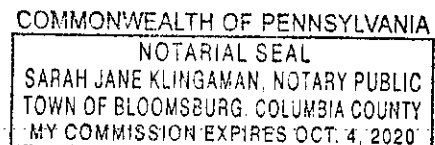
12/22/2017 08:25 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 678 CENTRAL ROAD, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 22, 2017



NOTARY

Affirmed and subscribed to before me this

22ND day of DECEMBER, 2017



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400, 1611 JFK BLVD, PHILA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BRYAN BROCIIOUS (et al.)

Case Number
2017CV595

SHERIFF'S RETURN OF SERVICE

11/13/2017 01:50 PM - DEPUTY MARTIN BOUDMAN, 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 JASON BROCIIOUS BROTHER IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHRISTINE BROCIIOUS AT 678 CENTRAL ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 15, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

15TH day of NOVEMBER, 2017



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BRYAN BROCIIOUS (et al.)

Case Number
2017CV595

SHERIFF'S RETURN OF SERVICE

11/13/2017 01:50 PM - DEPUTY MARTIN BOUDMAN, 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 JASON BROCIIOUS HIS BROTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRYAN BROCIIOUS AT 678 CENTRAL ROAD, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 15, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this
15TH day of NOVEMBER, 2017
NOTARY

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BROCIOUS, BRYAN (et al.)

Case Number
2017CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	678 CENTRAL ROAD BENTON, PA 17814
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	12-22-17
Time:	08:25
Deputy:	3
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2017CV595

678 CENTRAL ROAD, BENTON, PA 17814

NO EXPIRATION

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

December 21, 2017

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, N.A. v.
BRYAN M. BROCIOS and CHRISTINE B. BROCIOS
678 CENTRAL ROAD BENTON, PA 17814-7680
No.: 2017-CV-595

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 31, 2018 due to the following: Loss Mitigation.

The Property is to be relisted for the April 4, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

JPMORGAN CHASE BANK, N.A.
Plaintiff

vs.

BRYAN M. BROCIOSUS
CHRISTINE B. BROCIOSUS
Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2017-CV-595
: No.: 2017-ED-134

FILED
PROTHONOTARY
2017 DEC 13 A 9:37
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 12 day of December, 2017 the Prothonotary is
ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc
pro tunc in this case as follows:

Principal Balance	\$143,749.62
Interest Through October 31, 2017	\$4,791.70
Legal fees	\$2,320.00
Cost of Suit and Title	\$776.12
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$86.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$656.81
Escrow Deficit	<u>\$3,072.37</u>
TOTAL	\$156,802.62

Plus interest at six percent per annum.

BY THE COURT

1st Thomas A James, Jr.
J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BROCIOUS, BRYAN (et al.)

Case Number
2017CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRYAN BROCIOUS
Primary Address:	678 CENTRAL ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	JASON BROCIOUS		
Relation:	BROTHER		
Date:	11-13-17	Time:	1350
Deputy:	12	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BROCIOUS, BRYAN

2017CV595

678 CENTRAL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BROCIOUS, BRYAN (et al.)

Case Number
2017CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	678 CENTRAL ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	JASON BROCIOS		
Relation:	Brother		
Date:	11-13-17	Time:	1350
Deputy:	J	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT 2017CV595 678 CENTRAL ROAD, BENTON, PA 17814 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
BROCIOUS, BRYAN (et al.)

Case Number
2017CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CHRISTINE BROCIOSUS
Primary Address:	678 CENTRAL ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	JASON BROCIOSUS		
Relation:	BROTHER IN LAW		
Date:	11-13-17	Time:	1350
Deputy:	12	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BROCIOUS, CHRISTINE

2017CV595

678 CENTRAL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BROCIOUS, BRYAN (et al.)

Case Number
2017CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Shirley E. Lockard		
Primary Address:	541 Camp Lavigne Road Benton, PA 17814		
Phone:	570-925-6817	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	10/24/17 1400	Time:	1400
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2017CV595

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
BROCIOUS, BRYAN (et al.)

Case Number
2017CV595

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally - Adult In Charge - Posted - Other		
Adult In Charge:	Miranda L Church		
Relation:	Intake Clerk		
Date:	10-16-17	Time:	1405
Deputy:	12	Mileage:	

Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV595 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION