Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs.
NICOLE FOUST (et al.)

Case Number 2018CV24

PROPERTY ADDRESS

106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>МЕМО</i>	<i>CHK #</i>	DEBIT	CREDIT
04/11/2018	Advance Fee	Advance Fee	9845	\$0.00	\$1,350.00
04/11/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/11/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/11/2018	Crying Sale			\$10.00	\$0.00
04/11/2018	Docketing			\$15.00	\$0.00
04/11/2018	Levy			\$15.00	\$0.00
04/11/2018	Mailing Costs			\$54.00	\$0.00
04/11/2018	Posting Handbill			\$15.00	\$0.00
04/11/2018	Press Enterprise Inc.		:	\$1,236.00	\$0.00
04/11/2018	Sheriff Automation Fund			\$50.00	\$0.00
04/11/2018	Web Posting			\$100.00	\$0.00
07/18/2018	Service			\$270.00	\$0.00
07/18/2018	Service Mileage			\$10.00	\$0.00
07/18/2018	Copies			\$9.00	\$0.00
07/18/2018	Notary Fee			\$15.00	\$0.00
07/18/2018	Tax Claim Search			\$5.00	\$0.00
07/18/2018	Surcharge			\$190.00	\$0.00
				\$2,026.50	\$1,350.00

TOTAL BALANCE: \$(676.50)

Printed: 7/24/2018 9:08:24AM

Page 1 of 1

Counselors at Law LLC

Michael F.J. Romano, Member \* mromano@rgalegal.com

Angelo G. Garubo, Of Counsel \*\* agarubo@rgalegal.com

Emmanuel J. Argentieri, Member\* <a href="mailto:eargentieri@rgalegal.com">eargentieri@rgalegal.com</a>

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515

Telefax: (856) 384-6371

Louis W. Skinner \* lskinner@rgalegal.com

\*Member of the NJ & PA Bar

\*\*Member of the NJ & NY Bar

File No. 438-FayPA-006

August 14, 2018

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

> RE: <u>U.S. National Bank Association, etc vs. Nicole R. Foust and Jeffrey W. Foust</u> Case No. 2018-cv-24

Dear Sir/Madam:

Enclosed is check in the amount of \$676.50 along with a copy of Real Estate Sale Request Ledger for the above captioned matter.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 127, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

María Galati, Legal Assistant

/mg encls.

Counselors at Law LLC

Michael F.J. Romano, Member \* mromano@rgalegal.com

Emmanuel J. Argenticri, Member\* eargentieri@rgalegal.com

Louis W. Skinner\* lskinner@rgalegal.com

\*Member of the NJ & PA Bar \*\*Member of the NJ & NY Bar

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52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Of Counsel: Angelo G. Garubo, Esquire\*\* agarubo@rgalegal.com

Evan J. Salan, Esquire\*\*\* esalan@rgalegal.com

Michael V. Baronio, Esquire\*\* mbaronio@gmail.com Nanuet NY 10954 PH: (914) 715-7072

File No. 438-FayPA-006

July 23, 2018

#### **VIA FACSIMILE 570-389-5625**

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. National Bank Association, etc vs. Nicole R. Foust and Jeffrey W. Foust

Case No. 2018-cv-24

Property: 106 Peppermill Road, Bloomsburg, PA 17815

Sale Date: July 25, 2018

Romano, Garubo, Arge

#### Dear Sir/Madam:

We represent the Plaintiff, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and request that the Sheriff's Sale in this matter scheduled for JULY 25, 2018 be STAYED, as the Defendant has settled with the Plaintiff. No funds were received by the Plaintiff as the loan has been reinstated.

Thank you for your kind assistance and if you need anything else, please call Maria Galati at (856) 384-1515, Ext. 127.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

ntieri, Esquire

EJA\mg

Counselors at Law LLC

Michael F.J. Romano, Member \* mromano@rgalegal.com

Emmanuel J. Argentieri, Member\* eargentieri@rgalegal.com

Louis W. Skinner\* lskinner@rgalegal.com

\*Member of the NJ & PA Bar

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Of Counsel:

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Evan J. Salan, Esquire\*\*\* esalan@rgalegal.com

Michael V. Baronio, Esquire\*\* mbaronio@gmail.com Nanuet NY 10954 PH: (914) 715-7072

## FAX COVER SHEET

Fax Number Transmitted To: 570-389-5625

To: ATTN: Real Estate

Columbia County Sheriff's Department

Romano, Garubo, Arge

From: Maria Galati

Matter: U.S. National Bank Association, etc. Vs. Nicole R. Foust and Jeffrey W. Foust

Case No. 2018-CV-24

Date: July 23, 2018

DOCUMENTS A SECURITY OF THE SECOND	INUMBER OF PAGES*(**) 75
7/23/18 Sheriff Sale STAY LETTER	2

COMMENTS: Attached is a letter requesting a STAY of the sale scheduled for 7/25/18. Please let me know if you need anything else. Thank you.

Maria 856-384-1515 x127 mgalati@rgalegal.com

Originals will NOT follow.

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

**Plaintiff** 

U.S. BANK NATIONAL ASSOC

vs.

Defendant

NICOLE FOUST JEFFREY W FOUST

Attorney for the Plaintiff:

ROMANO GARUBO & ARGENTIERI

52 NEWTON AVENUE WOODBURY, NJ 08096

Sheriff's Sale Date:

Wednesday, July 25, 2018

\$2,294.25

Writ of Execution No.: 2018CV24

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815

#### **Sheriff Costs**

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$54.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,236.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$270.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$9.00
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$190.00
	Total Sheriff Costs	\$2,221.50
Distribution Costs		
Recording Fees		\$72.75
	Total Distribution Costs	\$72.75

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

**Grand Total:** 

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BANK NA	VS	NICOI	LE & JEFFF	REY FOUST	
NO. 36-2018 ED		NO.	24-2018	JD	
DATE/TIME OF SALE: JULY 2	25, 201	8 @ 9:0	0 AM		
BID PRICE (INCLUDES COST)		\$			
POUNDAGE – 2% OF BID		\$			
TRANSFER TAX – 2% OF FAIR I	MKT	\$	•		
MISC. COSTS		\$			
TOTAL AMOUNT NEEDED TO I	PURCE	HASE		\$	
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:PURCHASER(S) SIGNATURE(S)					
TOTAL DUI	E:			\$	
LESS DEPO	SIT:			\$	
DOWN PAY	MEN'	Γ:		\$	
TOTAL DU	E IN 8	DAYS		\$	

VS	
NOED NOJD DATE/TIME OF SALE_	
DOCKET/RETURN \$15.00	
SERVICE PER DEF. \$ 270.00_	
LEVY (PER PARCEL \$15.00	
MAILING COSTS \$54,00	
ADVERTISING SALE BILLS & COPIES \$17.50	
ADVERTISING SALE (NEWSPAPER) \$15.00	
MILEAGE \$ 10,00	
POSTING HANDBILL \$15.00	
CRYING/ADJOURN SALE \$10.00	
SHERIFF'S DEED \$35.00	
TRANSFER TAX FORM \$25.00	
DISTRIBUTION FORM \$25.00	
COPIES \$ 9,60	
NOTARY \$\frac{15200}{15200}\$ \\$ 530,56	
TOTAL ********** \$ 3 30,50	-
WEB POSTING \$150.00	
PRESS ENTERPRISE INC. \$\frac{1}{36.00}	
SOLICITOR'S SERVICES \$100.00	
SOLICITOR'S SERVICES \$100.00 TOTAL *********** \$1486.00	-
PROTHONOTARY (NOTARY) \$10.00	
RECORDER OF DEEDS \$ 72.75	
RECORDER OF DEEDS \$ 72.75  TOTAL ********** \$ 82.75	-
DEAL DOWNER TANKS	
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20\$SCHOOL DIST. 20 \$3	
DELINQUENT 20 \$_5.66  TOTAL ************** \$_5.60	
TOTAL	-
MUNICIPAL FEES DUE:	
SEWER 20 \$	
WATER 20 \$ TOTAL ************* \$	_
SURCHARGE FEE (DSTE) \$ 190,600	
SURCHARGE FEE (DSTE)       \$	_
\$	
TOTAL ************ \$	_
TOTAL COSTS (OPENING BID)	\$ 2294,25

Counselors at Law LLC

Michael F.J. Romano, Member \* mromano@rgalegal.com

Emmanuel J. Argentieri, Member\* eargentieri@rgalegal.com

Louis W. Skinner\*
<a href="mailto:lskinner@rgalegal.com">lskinner@rgalegal.com</a>

\*Member of the NJ & PA Bar \*\*Member of the NJ & NY Bar \*\*\*Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel: Angelo G. Garubo, Esquire\*\* agarubo@rgalegal.com

Evan J. Salan, Esquire\*\*\*
esalan@rgalegal.com

Michael V. Baronio, Esquire\*\*

mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

File No. 438-FAYPA-006

July 9, 2018

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE: <u>U.S. Bank National Association</u>, etc vs. Nicole R. Foust and Jeffrey W. Foust

Case No. 2018-CV-24

Dear Sir/Madam:

Enclosed please find an original and two (2) copies of an affidavit Pursuant to Pa.R.C.P. 3129.2 for filing in the above captioned matter, along with a Certificate of Compliance. Please file the original and return a time stamped copy to us in the enclosed self-addressed stamped envelope.

#### Please forward the additional copy to the sheriff.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext. 127.

By:

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

Maria Galati, Legal Assistant

/mg enclosures

•

بالورع

438-FayPA-006
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

TYLED ELECTHORISTARY 2018 UTL 10 A. S. 53

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

CIVIL ACTION

MORTGAGE FORECLOSURE

# AFFIDAVIT PURSUANT TO Par.C.P. 3129.2

STATE OF NEW JERSEY

SS:

COUNTY OF GLOUCESTER

- I, Emmanuel J. Argentieri, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:
- 1. That true and correct copies of the Writ of Execution and Notice of Sale were served upon the Defendant, Nicole R. Foust, on April 16, 2018, by personal service by a deputy of the Sheriff's Office of Columbia County by personally handing a true copy of the Notice of Sale to Nicole Foust at the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815.

A copy of the Columbia County Sheriff's Return of Service attached hereto and made a part hereof as Exhibit "A".

2. That true and correct copies of the Writ of Execution and Notice of Sale were served upon the Defendant, Jeffrey R. Foust, on May 4, 2018 by personal service by a deputy of the Sheriff's Office of Columbia County by personally handing to a person representing themselves to be "an Adult Person in Charge" for Jeffrey W. Foust for service at the mortgaged premises located at 106 Peppermill Road, Bloomsburg, PA 17815.

A copy of the Columbia County Sheriff's Return of Service attached hereto and made a part hereof as <u>Exhibit "B"</u>.

- 3. That the Handbill of Sale was posted upon the mortgaged premises located at 106 Peppermill Road, Bloomsburg, PA 17815, by a Deputy from the Columbia County Sheriff's Office on June 5, 2018. A copy of the Columbia County Sheriff's Return of Service of Posting is attached hereto and made a part hereof as Exhibit "C"
- 4. That true and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders and other applicable notices with reference to the scheduled Sheriff's Sale, were sent to the following parties of interest on June 22, 2018, via U.S. First Class Mail, postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "D":

Nicole R. Foust 106 Peppermill Road Bloomsburg, PA 17815	Bloomsburg Domestic Relations 11 West Main Street, 2 <sup>nd</sup> Floor Bloomsburg, PA 17815
Nicole R. Foust 30 West 8 <sup>th</sup> Street Bloomsburg, PA 17815	Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Building Harrisburg, PA 17105
Jeffrey W. Foust 106 Peppermill Road	Pennsylvania Department of Revenue, Bureau of Compliance Attn: Sheriff's Sales

Bloomsburg, PA 17815	DO Dec 201220
Bicomsburg, 171 17015	P.O. Box 281230,
DA Danartment of D	Harrisburg, PA 17128-1230
PA Department of Revenue	Commonwealth of PA
Bureau of Compliance	Bureau of Individual Tax - Inheritance Tax Division
P.O. Box 280948	P.O. Box 280601
Harrisburg, PA 17128-0948	Harrisburg, PA 17105
Columbia County Child Support	Department of Public Welfare
Domestic Relations Section	Estate Recovery Program
11 West Main Street, 2 <sup>nd</sup> Floor	P.O. Box 8486 - Willow Oak Building
Bloomsburg, PA 17815	Harrisburg, PA 17105
Bloomsburg Area School District	Internal Revenue Service
c/o Denise Ottaviani	Federal Estate Tax - Special Procecure Branch
116 Frosty Valley Road	201 W. Rivercenter Blvd.
Bloomsburg, PA 17815	Covington, KY 41011
	8.00,000
Hemlock Township	Commonwealth of Pennsylvania
26 Firehall Road	Department of Revenue Bureau of Individual Taxes
Bloomsburg, PA 17815	P.O. Box 280509
	Harrisburg, PA 17128-0509
Hemlock Township Tax Collector	Tenant/Occupant
c/o Denise Ottaviani	106 Peppermill Road
116 Frosty Valley Road	Bloomsburg, PA 17815
Bloomsburg, PA 17815	51001150d1g, 171 17015
<b>3</b> ,	1
Suez Water Corporate Headquarters	Columbia County Treasurer
461 From Road	P.O. Box 380
Paramus, NJ 07652	Bloomsburg, PA 17815
Columbia County Tax Claim Office	
11 West Main Street	
Bloomsburg, PA 17815	

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

Emmanuel J. Argentieri, Esquire Attorney for Plaintiff

Sworn to and subscribed to

before me this \_\_\_\_\_ day o

NOTARY PUBLIC

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs. NICOLE FOUST (et al.)

Case Number 2018CV24

#### SHERIFF'S RETURN OF SERVICE

04/16/2018 04:10 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NICOLE FOUST AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 17, 2018

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

Affirmed and subscribed to before me this

17TH day of

APRIL

2018

Plaintiff Attorney; ROMANO GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC				
vs.				
NICOLE FOUST (et al.)				

Case Number 2018CV24

#### SHERIFF'S RETURN OF SERVICE

05/04/2018 04:10 PM - DEPUTY ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KEN FOUST HIS FATHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEFFREY W FOUST AT 106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTA

SO ANSWERS,

May 07, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOCMSBURG. COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed	and	subscribed	to	before	me	this
Ammed	anu	Substitucu	į,	Deloie	1116	นมอ

7TH day of MAY

2018

Sarah Jane Klingama

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC	
vs.	
NICOLE FOUST (et al.)	

Case Number 2018CV24

## SHERIFF'S RETURN OF SERVICE

06/05/2018 01:10 PM - DEPUTY CHRIS PRESCOTT, 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 106 PEPPERMILL ROAD, BLOOMSBURG PA. 17815.

IRIS PRESCOTT, DEPUTY

SO ANSWERS

June 05, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

				COMMONWEALTH OF PENNSYLVANIA 1
				NOTARIAL SEAL
				SARAH JANE KLINGAMAN, NOTARY PUBLIC
				TOWN OF BLOOMSBURG, COLUMBIA COUNTY
			NOTARY	MY GGMMISSION EXPLOSES OCT. 4, 2020.
Affirmed and	subscribed to be	fore me this	NOTART	
7 (1)1171100 0110	oaboonbod to be	iore me uns		
5TH	day of	JUNE	, 2018	Mich Un +0
				- Sur Jame New Jaman

Plaintiff Attorney: ROMANO GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096 (c) CountySuite Sheriff, Taleosoft, Inc.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV24

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, JULY 25, 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 lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

TRACT NO. 1

BEGINNING at an iron pin in the center line of Peppermill Road at the Northeast corner of a parcel previously conveyed by Becks to Deittericks; THENCE through the center line of said road which is also the dividing line between Madison Township and Hemlock Township, North 82 degrees 23 minutes East, 400 feet to and iron pin; THENCE along another land of Harvey Beck, South 7 degrees 37 minutes East 214 feet to an iron pin in line of land now or formerly of Kenneth Faust, THENCE along land of said Faust North 80 degrees 45 minutes 427.1 feet to an iron pin in line of other land now or formerly of Deitterick; THENCE along land of Deitterick North 2 degrees 09 minutes West 90.3 feet to an iron pin in the center line of Peppermill Road, being the point and place of BEGINNING.

TRACT NO. 2

BEGINNING at an iron pin 7 feet South of the center line of Legislative Route 19095 leading to Buckhorn; THENCE through Legislative Route 19095 North 66 degrees 55 minutes East, 50.3 feet to an iron pin in the center line of the highway; THENCE continuing through highway North 81 degrees 00 minutes East 201.8 feet to an iron pin in the center line of highway; THENCE along line of land now or formerly of Harvey E. and Lavera E. Beck, South 2 degrees 09 minutes East 90.3 feet to an iron pin; THENCE along line of land of George H. and Shirley M. Deitterick, North 80 degrees 45 minutes West 252 feet to the iron pin, the place of BEGINNING.

TAX MAP OR PARCEL ID NO.: 18-05-027-00-000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey W. Foust and Nicole R. Foust by Deed from Todd C. Gould, by his Attorney-in-Fact Mary Garbolino dated November 16, 1999, recorded November 22, 1999 in the Columbia County Clerk's/Register's Office as Instrument Number 199910857

PROPERTY ADDRESS: 106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-05-027-00-000

Seized and taken into execution to be sold as the property of NICOLE FOUST, JEFFREY W FOUST in suit of U.S. BANK NATIONAL ASSOC.

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 failts 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 agiainst 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 conneciton 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: ROMAÑO GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Name and Address of Sender Romano, Garubo & Argentieri	Check type of mail or service				Firm	Firm Mailing Book For Accountable Mail	Bool	For	noja	ntable	ədVlai
52 Newton Avenue PO Box 456 Woodbury, NJ 08096	Adult Signature Restricted Delivery    Adult Signature Restricted Delivery    Certified Mail    Certified Mail Restricted Delivery    Merchandise	Affix Stz (if issued , certificate	Affix Stamp Here (if issued as an international certificate of mailing or for	onal or		E A CONTRACTOR OF THE CONTRACT			Meiled Fro	(	(2) (2)
Attn: Maria Galati USPS Tracking/Article Number	Collect on Delivery (COD) Signal Insured Mail Signal Ref		additional copies of this receipt). Postmark with Date of Receipt.	receipt). Receipt.		21 1. 3		(E) 	500 y <sub>2</sub>	. 0051855530	9
	Audressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service)	Handling Charge	Ac'ual Value II	Insured Due	ASR	ASRD	-	- ├-	Value	Ī
19414 7266 9904 2101 3835	<u> </u>	T.ee	) D	Dalaisis	value Sender if			Fee Fee	- e	Fee Fee	7 g
13		8						-	-		
		, S	ən		<del></del>		<del>~</del>				
	Nicole R Fourst	-	16/	+	-		-	-			
	105 Peppennil Road Bloomsburg, PA 17815	È	v ui	··· <u>-</u>	_ <del>_</del>						
39414 7266 9904 2404 2025	Mixel- n r		000							θιλ	
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PS Form **3877**, April 2015 (Page 1 of 2) Complete in Ink

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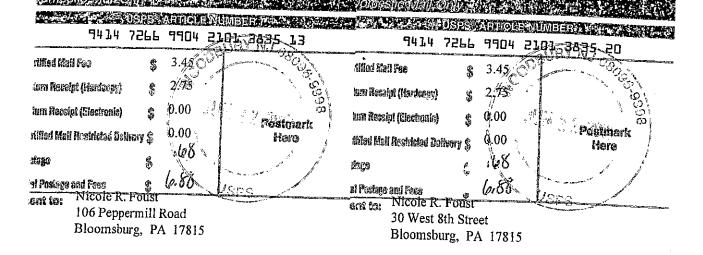
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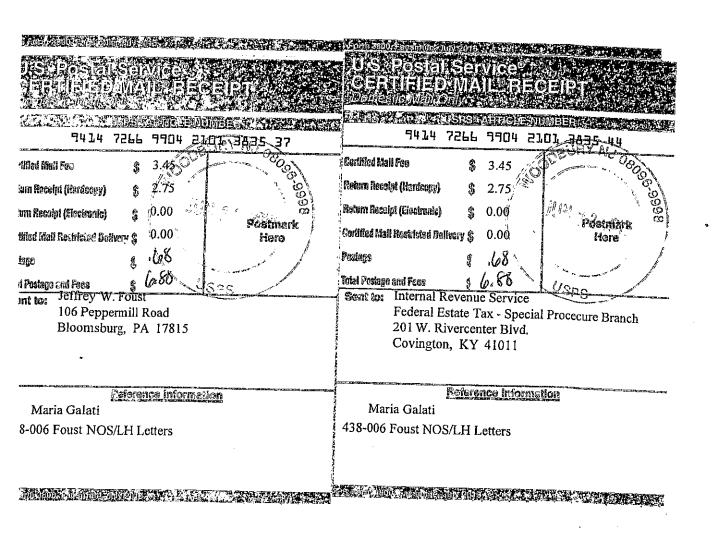
Maria Galati

438-006 Foust NOS/LH Letters

Reference Information

Maria Galati

38-006 Foust NOS/LH Letters



438-FayPA-006 ROMANO GARUBO & ARGENTIERI Counselors at Law LLC By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264

52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

## CERTIFICATE OF COMPLIANCE

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

GARUBO & ARGENTIERI

Dated: July 6, 2018

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 July 4, 11, 18, 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.

allegations in the foregoing statement as to time, place, and character of publication are true.
Sworn and subscribed to before me this
Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notaries
And now,, 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.
<del>-</del>

PHONE:570-784-9310 HOURS MARCH & APRIL: TUE & THUR 1PM TO 61 JUNE 21, 26, 28: 1 PM TO 6 PM MAKE CHECKS PAYABLE TO: lax Notice 2018 JUNE 30: 9 - NOON, OR BY APPOINTMENT BLOOMSBURG PA 17815 HEMLOCK TOWNSHIP TAX COLLECTOR
116 FROSTY VALLEY ROAD HEMLOCK TWP County & Municipality

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IS REQUESTED		The discount & penalty have been calculated		- WT XI	ייני וויני וויני	GINKING	GENERAL	DESCRIBLION	FOR: COLUMBIA County
CN		DAY THIS AMOUNT					28,642	ASSESSMENT	unty
CNTY TWP	7014			9.15	1.65		11.385	MILLS	
	April 30 If paid on or before	650.78		256.83	46.31	28.07	319.57	LESS DISCOUNT	DATE 03/01/2018
This	June 30 If paid on or before	664.06	ノ	262.07	47.26	28.64	326.09	TAX AMOUNT DUE INCL PENALTY	
This tax returned	June 30	730.47		288.28	51.99	31.50	358.70	INCL PENALTY	BILL NO. 19732
	Apri ·		クサインよう	こう					

AXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED , send a self-addressed stamped envelope with your payment Discount Penalty PARCEL: 18 -05 -027-00,000 106 PEPPER MILL RD 1.74 Acres Total Assessment CNTY 10 % Buildings ΤWΡ 10 % Land 6,740 21,902 28,642 January 1, 2019 to courthouse on: This tax returned FILE COPY

106 PEPPER MILL ROAD BLOOMSBURG PA 17815

FOUST JEFFREY W & NICOLE R

BLOOMSBURG SCHOOL DISTRICT	2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 0	ESTATE DATE	07/01/2018	BILL# 0045	04526 TAXCOLLECTOR COPY	CTOR COPY
HEMLOCK TWP	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT 10% PENALTY	10% PENALTY
MAKE CHECKS PAYABLE TO: DENISE D OTTAVIANI	Real Estate	28642	44.3800	1074.13	1096.05	1205.66
116 FROSTY VALLEY RD						
BLOOMSBURG, PA 17815						
					<del></del>	
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365.35	401.89			OR BEFORE	OR BEFORE	AFTER.
THIRD INSTALLMENT 365.35 40	401.89 TAXABLE ASSESSMENT	24697	1096.053	AUG 31	OCT 31	OCT 31
X				SCHOOL PEN	PENALTY @ 10%	

2018 TAX

NAME & ADDRESS CORRECTIONS REQUESTED.

21902.00 6740.00

> DELINQUENT 120 TAXES BECOME

DAYS AFTER BILLING

ОН

BLOOMSBURG

PA 17815

PARCEL 18 05 02700000 106 PEPPER MILL RD

PROPERTY DESCRIPTION

ACCT.

7334

.74 ACRES

19991-0857

106 PEPPER MILL ROAD

FOUST JEFFREY W & NICOLE R

438-FayPA-006

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

#### NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Nicole R. Foust

Jeffrey W. Foust

PROPERTY:

106 Peppermill Road

Bloomsburg, PA 17815

**IMPROVEMENTS:** 

Single Family Dwelling

TAX PARCEL NO.:

18-05-027-00-000

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on Twy 25, 2018 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
NICOLE FOUST (et al.)

Case Number
2018CV24

SHERIFF'S RETURN OF SERVICE

05/04/2018 04:10 PM - DEPUTY ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KEN FOUST HIS FATHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEFFREY W FOUST AT 106

PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUT

SO ANSWERS,

Trinks T. Charlestin

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 07, 2018

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

7TH day of MAY , 2018

Sarah Jane Klingaman

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC NICOLE FOUST (et al.)

Case Number 2018CV24

#### SHERIFF'S RETURN OF SERVICE

04/16/2018 04:10 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NICOLE FOUST AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

SO ANSWERS.

April 17, 2018

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

day of

**APRIL** 

2018

Plaintiff Attorney: ROMAND GARDED & ARGENTIERS 52 NEW YON AVENUE

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOC  COLE (et al.)				Number 8CV24	
Service De	SERVICE C	OVER SHE	EET			
Category:	Real Estate Sale - Sale Notice	waser transmission on arterioristical (A. S.A. A. A. A. A. A. Weinstein . V. A.	ng Agangsian naw - A minin and amagangs at all participations of	Zone:	36	
Manner:	< Not Specified >	Expires:	The state of the s	Warrant:	Lagrania de la companya de la compan	20077707 W
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS	× 510.3	534.634Z	) <del>1</del>
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and the said Manual No.	1- CHIP ADAMS -	1.				
Serve To:		Final Servi	38.4.4.5			!
Name:	JEFFREY W FOUST	Served:	Personall • A	dult In Charge	Posted · Other	7 ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (
Primary Address:	106 PEPPERMILL ROAD BLOOMSBURG, PA 17815	Adult In Charge:	HEN	FOUST		:
Phone:	DOB:	Relation:	TAT	HEL	and granted to the statement of the stat	
Alternate Address:		Date:	5/4/18	Time:	1610	
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Attorney / (	Originator:					3
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Timothy T. Chamberlain

Affirmed and subscribed to before me this



Earl D. Mordan, Jr.

Sheriff		Chief Depu
	NATIONAL ASSOC	Case Number
vs. NICOLE F	OUST (et al.)	2018CV24
	SHERIFF'S RETURN OF SERVICE	
06/05/2018	01:10 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORD SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQ THE REAL ESTATE LOCATED AT 106 PEPPERMILL ROAD, BLOOMSBU	UESTED HA <del>NDBILL</del> UPON IRG/PA 17815.
	CHRIS P	RESCOPT, DEPUTY
	SO ANS	WERS,
	Time	thy T. Chambalain
June 05, 20	TIMOTH	Y T. CHAMBERLAIN, SHERIFF
	SARAH JA	IWEALTH OF PENNSYLVANIA  NOTARIAL SEAL NE KLINGAMAN, NOTARY PUBLIC BLOOMSBURG, COLUMBIA COUNTY

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs.	NATIONAL ASSOC				e Number 18CV24	
	COLE (et al.)				10CV24	
	SERVICE	COVER SHE	EET			POSTING
Service De	tails:	and the second s	eren prish	***************************************		NIL
Category:	Real Estate Sale - Posting - Sale Bill			Zone:		9
Manner:	< Not Specified >	Expires:	6	Warrant:		
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 A SHERIFF'S SALE BILL	M				
Serve To:		Final Serv	,,,		A	201
Name:	(POSTING)	Served:	Personally · A	duit In Charge	Posted Other	2018CV24
Primary Address:	106 PEPPERMILL ROAD BLOOMSBURG, PA 17815	Adult In Charge:				724
Phone:	DOB:	Relation:	· · · · · · · / · /			
Alternate Address:		Date:	6/5//	Time:	1310	106 PEPPERMILL
Phone:		Deputy:	0	Mileage	Supplied to the Alexander	PPEZ
Attorney /	Originator:	م مشاه س	4 AVM-1	10 mm	and the second	
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NO EXPIRATION

438-FayPA-006

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

CIVIL ACTION

MORTGAGE FORECLOSURE

## NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Nicole R. Foust

Jeffrey W. Foust

PROPERTY:

106 Peppermill Road

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

18-05-027-00-000

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on <a href="https://doi.org/10.2018/">July 25, 2018</a> at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

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BILL NO. 19732	INCL PENALTY	(.,	31.50	•			730.47	June 30	If paid after	This tax returned	to counthouse on:	January 1, 2019			3	and the second second	FILE COPY		
BII.	LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY	.,		262.17			78 / 664.06	June 30	e If paid on or before	This	<u>ಭ</u>	Jan			6,740	· <del></del>	28,642		0
DATE 03/01/2018	MILLS LESS DISCOUN	11.385 319.57		1.65 46.31			820.78	T (April 30	If paid the er before	TWP		10 %	127-00,000	윤	Land	Buildings	Total Assessment		
·	SESSMENT	Ĺ						PAY THIS AMOUNT		CNTY	Discount 2 %	Penalty 10 %	PARCEL: 18 -05 -027-00,000	106 PEPPER MILL RD	1.74 Acres		Total A		
FOR: COLUMBIA County	DESCRIPTION	GENERAL	SINKING	FIRE	TWP RE		The discount & penalty	have been calculated	for your convenience	COJESTED	1001	$\mathbb{E}_{\mathbf{R}}$					one with woor payment	OUR PAYMENT	
Tax Notice 2018 County & Municipality	ċ		•		BLOOMSBURG PA 1/815	JUNE 21, 26, 28: 1 PM TO 6 PM	OINTMENT L	PHONE:570-784-9310		TAXABLE DAVABLE BROWDT BAYMENT IS REQUESTED	PARE AND DOLG TO DOLG TO THE TOTAL T	FOLIST JEFFREY W & NICOLE R	106 PEPPER MILL ROAD	BLOOMSBURG PA 17815			is a second of the second envelope with wair payment	If you desire a receipt, serio a seriadorosseo seriosseo circoste mario a seriadoros en transportantes anticomentar antico	THE TAY NOTICE MOST SELECTION AND THE

2018 school Tax info. Available around June 15, 2018

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	NATIONAL ASSOC COLE (et al.)				L	e Number 18CV24
		SERV	ICE COVER SH	EET		
Service De	lalls;					
Category:	Real Estate Sale - Sa	le Notice	ydryddid y metholiologiaeth y byfureith a sylleann gaethyddig y seffyr hafyllyddig y sylley a chef offir ha		Zone:	36
Manner:	< Not Specified >	rie, in in mar vertalendere verser i "vorre verser allevervorre in et samme In de Visto poster visite i depresentat e inspektivo populario personer in in	Expires:	ge a vera en empresse ambiente en a en	Warrant:	graden ingerinden in kolok kirk in die kerinden in geleichte.
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Serve To:			Final Ser		an ann ann ann an ann an ann an ann an a	
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Primary Address:	106 PEPPERMILL RO BLOOMSBURG, PA		Adult In Charge:	and the same and t		nd a no gaia na maso a ma a maso a ma a ma a ma a ma a
Phone:		DOB:	Relation		e in the control of t	and defended the second se
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Attorney / (	Originator:					
Name:	ROMANO GARUBO 8	ARGENTIERI	Phone:	g A or substitution on state of the substitution of the substituti		
Service Att	empts:		resources and management and and			
Date:	4/16/18					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	NATIONAL ASSOC				Number 8CV24		
	SE	ERVICE COVER SHE	ET				
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Category:	Real Estate Sale - Sale Notice	a, w. a.uu, n. a. aan war, n. a. aan aan na annananan war war u ar an na an na madhe wil ah een nah een hebeelh dissemblehed	Marie Carrier Comment of the Comment	Zone:	34		
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lotes:	SALE DATE & TIME: 07/25/2018 PLAINTIFF NOTICE OF SHERIF		GHTS		4 - 1 4 - 1 7 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
erve To:	BLOOMSBURG AREA SCHOOL	Final Servic	e: Personally Ad	ult In Charge	Posted · Other		
rimary	728 E. 5TH STREET	Adult In	Felsonally Au	uit III Ollaige	y osted Offici		
ddress:	BLOOMSBURG, PA 17815	Charge:	Deer	DA J	2E-1SCIT		
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728 E. 5TH STREET, BLOOMSBURG, PA 17815

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

Date: 04/17/2018

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 32032

FOUST JEFFREY W & NICOLE R 106 PEPPER MILL ROAD BLOOMSBURG PA 17815

District: HEMLOCK TWP Deed: 0595 -0188 Location: 106 PEPPER MILL RD Parcel Id:18 -05 -027-00,000

Assessment: 28,642 Balances as of 04/17/2018

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

PAID

BALANCE

By:	COLUMBIA COUNTY SHERIFF	
ъй:		Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC NICOLE FOUST (et al.)

Case Number 2018CV24

# SHERIFF'S RETURN OF SERVICE

05/03/2018 08:30 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: OCCUPANT, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

SO ANSWERS,

KRISTIE ROSPENDOW

May 04, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY

**NOTARY** 

Affirmed and subscribed to before me this

day of

MAY

2018

MY COMMISSION EXPIRES OCT. 4, 2020

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	K NATIONAL ASSOC NICOLE (et al.)		· · · · · · · · · · · · · · · · · · ·		e Number 18CV24	<del></del>
Falkionic comento mass	SERVICE	COVER SH	EET	t		Foust,
Service De					er Brokstaniškos julije s	Ţ,
	Real Estate Sale - Sale Notice	A COMMENT OF THE PROPERTY OF T	destination of translation fold of the legal of the destination of the translation of the legal	Zone:	36	Z
Manner:	< Not Specified >	Expires:	APPLICATION OF THE PROPERTY OF	Warrant:	The state of the s	NICOLE
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	570.441.1003 7-	4		ران	-MACT	
Serve To:		Final Serv	ice:	and the second s	z Nesta	.4
Name:	NICOLE FOUST	Served:		luit In Charge	Posted Other	2018
Primary Address:	30 WEST 8TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	Dicole	Fourt	Accordance of the second of th	2018CV24
Phone:	DOB:	Relation:		DEF	<ul> <li>When the first above to built a general section of the first above to the first above and the first above above as the first above above above above as the first above above</li></ul>	Y 1
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Attorney /	Orlginator:		ANGER SANTERS A			HT8
Name:	ROMANO GARUBO & ARGENTIERI	Phone:	A STATE OF THE STA	Table Antalog Comment	S AND ALL AND	ຳ ເກ
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Service Att	empt Notes:					URG, PA
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOC  COLE (et al.)				Number 8CV24	
	SERVICE CO	OVER SHE	ET	· -		
Service De	talls:					
Category:	Real Estate Sale - Sale Notice	en. A w eanthrough a property of the control of the	and the second s	Zone:	36	
Manner:	< Not Specified >	Expires:		Warrant:	grade to a region to the second and when the second and the second	
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Serve To:		Final Servi	E34 4			
Name:	HEMLOCK TOWNSHIP	Served:	Personally · Adu	It In Charge ·	Posted · Other	
Primary Address:	26 FIREHALL ROAD BLOOMSBURG, PA 17815	Adult In Charge:	LARINA	Ken	1 R.L.	
Phone:	DOB:	Relation: SEC	SECRE	PETARY		
Alternate Address:		Date:	4/14/18	Time:	1120	
Phone:		Deputy:		Mileage:		
Attorney /	Originator:					
Name:	ROMANO GARUBO & ARGENTIERI	Phone:	And the second section of the second section of the second section of the second section secti	-1414		
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HEMLOCK TOWNSHIP

018CV24

26 FIREHALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

OTTAVIANI, DENISE D.

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

vs.	NATIONAL ASSOC						Number 8CV24	
		SER\	/ICE COVER	SHE	ET			
Service De	leils:							
Category:	Real Estate Sale - Sal	e Notice				Zone:	34	
Manner:	< Not Specified >	ana, matanana katamana maka maka maka maka maka maka maka	Expi	res:		Warrant:		
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Serve To:			Final	Servic				
Name:	Denise D. Ottaviani		Serv	ed:	Personally · Ad	lult In Charge ·	Posted Other	
Primary Address:	116 Frosty Valley Roa Bloomsburg, PA 1781			Adult In Charge:		- LBOX		
Phone:	570-784-9310 <b>DOB</b> :	Rela	Relation:	TAX CONFECTOR		OR		
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Attorney / (	Originator:							
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	vs.	NATIONAL ASSOC  COLE (et al.)				Number 8CV24
Manner: Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Serve To: Final Service: Personally Adult In Charge Posted Other Primary BLCKHORN ROAD Address: BLOOMSBURG, PA 17815 Charge: Phone: Deputy: Mikrage:  Alternate Address: Deputy: Mikrage:  Attorney / Originator: Phone: Service Attempt Notes: 1. FAXED TO MUMBER APOVR.  2. 3. 4.	Service De	The second secon	OVER SH	EET		
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NO EXPIRATION

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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 1-FAX : Internet Fax ORG : Original Size

West Main Street, Bloomsburg, PA 17815.

JAMA 35, 2018 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 captioned property is scheduled to be sold by the Sheriff of Columbia County on as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage forcelosure. The above-Please be advised that the undersigned office represents U.S. Bank Mational Association

Nicole R. Foust Jeffoy W. Foust 106 Poppermill Road Bloomsburg, PA 17815 Single Family Dwelling 18-05-027-00-000

TAX PARCEL NO.:

PROPERTY:

OMMEKS:

NOTICE OF SALE TO LIEUHOLDERS

Property address: 106 Peppermill Road Bloomsburg, PA 17815

Micole R. Foust Jeffrey W. Foust Defendants.

Plaintial.

U.S. Bank Vational Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Attorney for Plaintiff 438-PayPA-006 ROMANO GARUBO & ARGENTIERI Counselorset Law LLC By: EMMANUEL 1, ARGENTTERI, ESQUIRE Attorney ID# 59264 Woodbury, NJ 08096 Woodbury, NJ 08096 (856) 384-1315 Attorney for Plaintiff

MORTGAGE FORE CLOSURE CIAIT VOLION

NO. 2018-CV-24

COLUMBIA COUNCY PLEAS

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

# NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Nicole R. Foust

Jeffrey W. Foust

PROPERTY:

106 Peppermill Road

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

18-05-027-00-000

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on The 25, 2018 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV24

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, JULY 25, 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 lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

TRACT NO. 1

BEGINNING at an iron pin in the center line of Peppermill Road at the Northeast corner of a parcel previously conveyed by Becks to Deittericks; THENCE through the center line of said road which is also the dividing line between Madison Township and Hemlock Township, North 82 degrees 23 minutes East, 400 feet to and iron pin; THENCE along another land of Harvey Beck, South 7 degrees 37 minutes East 214 feet to an iron pin in line of land now or formerly of Kenneth Faust; THENCE along land of said Faust North 80 degrees 45 minutes 427.1 feet to an iron pin in line of other land now or formerly of Deitterick; THENCE along land of Deitterick North 2 degrees 09 minutes West 90.3 feet to an iron pin in the center line of Peppermill Road, being the point and place of BEGINNING.

TRACT NO. 2

BEGINNING at an iron pin 7 feet South of the center line of Legislative Route 19095 leading to Buckhorn; THENCE through Legislative Route 19095 North 66 degrees 55 minutes East, 50.3 feet to an iron pin in the center line of the highway; THENCE continuing through highway North 81 degrees 00 minutes East 201.8 feet to an iron pin in the center line of highway; THENCE along line of land now or formerly of Harvey E. and Lavera E. Beck, South 2 degrees 09 minutes East 90.3 feet to an iron pin; THENCE along line of land of George H. and Shirley M. Deitterick, North 80 degrees 45 minutes West 252 feet to the iron pin, the place of BEGINNING.

TAX MAP OR PARCEL ID NO.: 18-05-027-00-000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey W. Foust and Nicole R. Foust by Deed from Todd C. Gould, by his Attorney-in-Fact Mary Garbolino dated November 16, 1999, recorded November 22, 1999 in the Columbia County Clerk's/Register's Office as Instrument Number 199910857

PROPERTY ADDRESS: 106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-05-027-00-000

Seized and taken into execution to be sold as the property of NICOLE FOUST, JEFFREY W FOUST in suit of U.S. BANK NATIONAL ASSOC.

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 failts 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 agiainst 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 conneciton 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: ROMANO GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

# U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815

# COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

2018 - ED -36 CIVIL ACTION

MORTGAGE FORECLOSURE

# WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

# TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as <u>Exhibit</u> "A".

Amount due \$122,906.93

Costs \$\_\_\_\_\_

(SEAL)

Bothoro D. Shufth ISS

Prothonotary

Date: 41012018

By Deputy

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.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOC				Number 8CV24
	SERVICE C	OVER SHI	EET		
Service De	tails:				
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Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	ult In Charge ·	Posted · Other
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Phone:	Bloomsburg, PA 17815  DOB:	Relation:	Recep-		
Alternate Address:		Date:	4-11-18	Time:	1135
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Attorney /	Originator:				
Name:	ROMANO GARUBO & ARGENTIERI	Phone:		and the second s	
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DOMESTIC RELATIONS OF 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2018CV24

PO BOX 380, BLOOMSBURG, PA 17815

vs.	NATIONAL ASSOC  COLE (et al.)			<b>Case N</b> 2018	
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Name:	Columbia County Tax Office	Served:	Personally · Adu	ılt In Charge · F	osted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Erizobe	OH WHITE	ENIGHT
Phone:	570-389-5649 <b>DOB</b> :	Relation:	Cheric		
Alternate Address:		Date:	4-11-13	Time:	1130
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	vs.	NATIONAL ASSOC				Number 8CV24	
Real Estate Sale - Sale Notice		SERVICE CO	OVER SHE	ET			
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COLUMBIA COUNTY CHILE

# ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member \* mromano@rgalegal.com

Angelo G. Garubo, Of Counsel \*\* agarubo@rgalegal.com

Emmanuel J. Argentieri, Member\* eargentieri@rgalegal.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Louis W. Skinner \* Iskinner@rgalegal.com

\*Member of the NJ & PA Bar

\*\*Member of the NJ & NY Bar

File No. 438-FayPA-006

April 4, 2018

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

Sheriff of Columbia County
Bloomsburg Courthouse
35 West Main Street
Bloomsburg, PA 17815

COUNTY OF COLUMNS AND OP

RE: U.S. National Bank Association, etc vs. Nicole R. Foust and Jeffrey W. Foust Case No. 2018-cv-24

Dear Sir/Madam:

Enclosed is an original and 5 duplicate copies of the following documents in connection with the mortgage foreclosure of the above-referenced property, along with a Certificate of Compliance:

- 1. Writ of Execution
- 2. Property Descripion
- 3. Notice of Sheriff Sale of Real Estate and Owner's Rights
- 4. Writ of Execution Notice and Legal Description
- 5. Affidavit Pursuant to Rule 3129.1
- 6. Notice of Sheriff's Sale of Real Property and Owner's Rights
- 7. Long Form Handbill
- 8. Long Legal Description
- 9. ACT 91 Certification
- 10. Affidavit of Last Known Address
- 11. Affidavit of Non-Military Service
- 12. Waiver of Watchman

Please file the original and return one (1) timestamped copy back to me in the self addressed envelope provided and forward the additional copies and a copy of this letter to the Sheriff to schedule the sale and for service. I enclose a check in the amount of \$25.00 for the filing fee.

Columbia County Prothonotary Columbia County Sheriff April 4, 2018 Page 2

# To the Sheriff

Please schedule the sale for the property located at 106 Peppermill Road, Bloomsburg, PA 17815, and notify me of the sale date. My email is mgalati@rgalegal.com. Enclosed is our check in the amount of \$1,350.00 made payable to the Sheriff of Columbia County for your costs for the sale and three (3) self-addressed, prepaid envelopes for returns of service.

Please **SERVE** the Defendants:

Jeffrey W. Foust 106 Peppermill Road Bloomsburg, PA 17815

And

Nicole R. Foust 30 West 8<sup>th</sup> Street Bloomsburg, PA 17815

Please **POST** the property with the Handbill of Sale:

106 Peppermill Road Bloomsburg, PA 17815

Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 127, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

Maria Galati. Legal Assistant

/mg encls.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

# AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 106 Peppermill Road, Bloomsburg, PA 17815.

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

Name

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

Nicole R. Foust	106 Peppermill Road, Bloomsburg, PA 17815
Nicole R. Foust	30 West 8 <sup>th</sup> Street, Bloomsburg, PA 17815
Jeffrey W. Foust	106 Peppermill Road, Bloomsburg, PA 17815

	116 Frosty Valley Road
	Bloomsburg, PA 17815
Hemlock Township	26 Firehall Road
-	Bloomsburg, PA 17815
Hemlock Township Tax Collector	c/o Denise Ottaviani
•	116 Frosty Valley Road X
	Bloomsburg, PA 17815
Suez Water Corporate Headquarters	461 From Road
•	Paramus, NJ 07652
Columbia County Tax Claim Office	11 West Main Street
•	Bloomsburg, PA 17815
Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815
Bloomsburg Domestic Relations	11 West Main Street, 2 <sup>nd</sup> Floor
<i>-</i>	Bloomsburg, PA 17815
Commonwealth of Pennsylvania	333 Health and Welfare Building
Department of Welfare	Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau	Attn: Sheriff's Sales
of Compliance	P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA	Inheritance Tax Division
Bureau of Individual Tax	P.O. Box 280601
	Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program
•	P.O. Box 8486
	Willow Oak Building
	Harrisburg, PA 17105
Internal Revenue Service	201 W. Rivercenter Blvd.
Federal Estate Tax	Covington, KY 41011
Special Procecure Branch	
Commonwealth of Pennsylvania	Bureau of Individual Taxes
Department of Revenue	P.O. Box 280509, Harrisburg, PA 17128-0509

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 so indicate)

Tenant/Occupant	106 Peppermill Road, Bloomsburg, PA 17815
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ONLY THOSE LISTED ABOVE.

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

ROMANO, GARUBO & ARGENTIERI

Dated: April 4, 2018

Emmanuel J. Argentieri, Esquire Attorney for Plaintiff

2. Name and address of Defendants in the judgment:

Name

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

Nicole R. Foust	106 Peppermill Road, Bloomsburg, PA 17815
Nicole R. Foust	30 West 8 <sup>th</sup> Street, Bloomsburg, PA 17815
Jeffrey W. Foust	106 Peppermill Road, Bloomsburg, PA 17815

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 so indicate)

U.S. Bank National Association as Legal Title	60 Livingston Avenue, EP-MN-WS3D, St.	$\overline{}$
Trustee for Truman 2016 SC6 Title Trust	Paul, MN 55107	
PA Department of Revenue	P.O. Box 280948	_
Bureau of Compliance	Harrisburg, PA 17128-0948	
Columbia County Child Support	11 West Main Street, 2 <sup>nd</sup> Floor	
Domestic Relations Section	Bloomsburg, PA 17815	′

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

Name

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

U.S. Bank National Association as Legal Title	60 Livingston Avenue, EP-MN-WS3D, St.	
Trustee for Truman 2016 SC6 Title Trust	Paul, MN 55107	

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 so indicate)

# ONLY THOSE LISTED ABOVE.

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

Name

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

Bloomsburg Area School District	c/o Denise Ottaviani
	· · · · · · · · · · · · · · · · · · ·

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

# **ACT 91 CERTIFICATION**

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to Nicole R. Foust and Jeffrey w. Foust, by letter dated November 25, 2016, via U.S. First Class Mail and Certified Mail, postage prepaid.

By: \_

ROMANO, GARUBO & ARGENTIERI

Dated: April 4, 2018

-

mmaniel J/Argentieri, Esqu

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

# AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendant, Nicole R. Foust is 30 West 8<sup>th</sup> Street, Bloomsburg, PA 17815; that the last known address of Jeffrey W. Foust is 106 Peppermill Road, Bloomsburg, PA 17815.

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

Sworn to and subscribed to before me this 300 day

of April, 2018

NOTARY PUBLIC

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-24

CIVIL ACTION

MORTGAGE FORECLOSURE

## AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, Esquire, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the Defendants, Nicole R. Foust and Jeffrey W. Foust, are not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Emmanye J./Argentieri, Esquire

Attorney for Plaintiff

Sworn to and subscribed to before me this 3nd day

of April, 2018

NOTARY PUBLIC

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042

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Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTJERI

Dated: April 4, 2018

Emplanuel J. Argentieri, Esquire Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

Attorney for Plaintiff

v.

Nicole R. Foust Jeffrey W. Foust Defendants.

Property address: 106 Peppermill Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2018-CV-24

**CIVIL ACTION** 

MORTGAGE FORECLOSURE

# WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5<sup>th</sup> Street

# SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2018-CV-24

Plaintiff:

U. S. Bank National Association as Legal Title Trustee for Truman 2016 SC6

Title Trust

vs. Defendants: Nicole R. Foust and Jeffrey W. Foust

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: <u>18-05-027-00-000</u>

Property being known as: 106 Peppermill Road, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2018-CV-24

ALL THAT CERTAIN lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

## TRACT NO. 1

BEGINNING at an iron pin in the center line of Peppermill Road at the Northeast corner of a parcel previously conveyed by Becks to Deittericks; THENCE through the center line of said road which is also the dividing line between Madison Township and Hemlock Township, North 82 degrees 23 minutes East, 400 feet to and iron pin; THENCE along another land of Harvey Beck, South 7 degrees 37 minutes East 214 feet to an iron pin in line of land now or formerly of Kenneth Faust; THENCE along land of said Faust North 80 degrees 45 minutes 427.1 feet to an iron pin in line of other land now or formerly of Deitterick; THENCE along land of Deitterick North 2 degrees 09 minutes West 90.3 feet to an iron pin in the center line of Peppermill Road, being the point and place of BEGINNING.

#### TRACT NO. 2

BEGINNING at an iron pin 7 feet South of the center line of Legislative Route 19095 leading to Buckhorn; THENCE through Legislative Route 19095 North 66 degrees 55 minutes East, 50.3 feet to an iron pin in the center line of the highway; THENCE continuing through highway North 81 degrees 00 minutes East 201.8 feet to an iron pin in the center line of highway; THENCE along line of land now or formerly of Harvey E. and Lavera E. Beck, South 2 degrees 09 minutes East 90.3 feet to an iron pin; THENCE along line of land of George H. and Shirley M. Deitterick, North 80 degrees 45 minutes West 252 feet to the iron pin, the place of BEGINNING.

TAX MAP OR PARCEL ID NO.: 18-05-027-00-000

TITLE TO SAID PREMISES IS VESTED In Jeffrey W. Foust and Nicole R. Foust by Deed from Todd C. Gould, by his Attorney-in-Fact Mary Garbolino dated November 16, 1999, recorded November 22, 1999 in the Columbia County Clerk's/Register's Office as Instrument Number 199910857

Property being known as: 106 Peppermill Road, Bloomsburg, PA 17815

Being Columbia County parcel number: 18-05-027-00-000

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Nicole R. Foust and Jeffrey W. Foust

# TO: SHERIFF, COLUMBIA COUNTY, PA

SIR: There will be placed in your hands for service a Writ of Execution, styled as

follows: U.S. Bank National Association, etc. vs. Nicole R. Foust and Jeffrey W. Foust

Plaintiff

Defendants

No. 2018-CV-24

# **WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

ROMANO, GARUBO & ARGENTIERI

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

DATE

106 Peppermile Rd 18-05-027-00-000

# REAL ESTATE OUTLINE

ED# 2018 ED36

DATE RECEIVED DOCKET AND INDEX 201	7 r C V 2 Y	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	×	
COPY OF DESCRIPTION	X	
WHEREABOUTS OF LKA	X	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	$\overline{\times}$	
WAIVER OF WATCHMAN	×	
AFFIDAVIT OF LIENS LIST	×	
CHECK FOR \$1,350.00 OR	<u>γ</u> ck# 9845	
**IF ANY OF ABOVE IS MISSING DO NOT PROCEED**		
CALEDATE	July 25th TIME 9:00	
SALE DATE	July 25 TIME 9:00	
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	
	2 <sup>ND</sup> WEEK	
	3 <sup>RD</sup> WEEK	

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HARRISBURG PA 17128

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

# ROMANO GARUBO & ARGENTIERI COUNSELORS AT LAW LLC AFTORNEY BUSINESS ACCOUNT 52 NEWTON AVENUE WOODBURY, NJ 08096



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Er [52], (5

4/4/2018

PAY TO THE Sheriff, Columbia County

1,350.00

Sheriff, Columbia County

OID AFTER SIX MONTHS

98

DOLL

MEMO

File No. 438-FayPA-006 Foust

10098451 10312078141 9000353740#