

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 224527	Invoice Date: 09/25/2018 4:22:54 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$874.59	201807393	JACKSON TOWNSHIP
	Grantor - MCBRIDE, RONALD E		09/25/18 4:22:58 PM	
	Grantee - NRZ REO VI-B LLC			
	Consideration - \$2,477.21			
	Tax Basis - \$40,142.48			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$401.42		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BENTON AREA SCHOOL REALTY TAX	\$200.71		
	JACKSON TOWNSHIP	\$200.71		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$874.59		
	PAYMENTS			
	CHECK: 8307 - SHERIFF	\$71.75		
	CHECK: 001735858 - PHELAN HALLINAN DIAMOND & JONES LLP	\$401.42		
	CHECK: 001735859 - PHELAN HALLINAN DIAMOND & JONES LLP	\$401.42		
	TOTAL PAYMENTS	\$874.59		
	AMOUNT DUE	\$874.59		
	PAYMENT ON INVOICE	(\$874.59)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

CITIBANK NA

VS RONALD MCBRIDE

NO. 73-2018 ED

NO. 333-2018 JD

DATE/TIME OF SALE: SEPTEMBER 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2428,64

POUNDAGE - 2% OF BID \$ 48,57

TRANSFER TAX - 2% OF FAIR MKT \$ 7

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2477,21

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

JAMIE BUKER

TOTAL DUE: \$ 2477,21

LESS DEPOSIT: \$ 130,-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1127,21

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
CITIBANK N.A.

vs.

Defendant
RONALD MCBRIDE

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, September 5, 201

Writ of Execution No. : 2018CV333

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 402 WALLER ROAD, BENTON, PA 17814

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.	\$1,200.00
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	\$210.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Surcharge	\$150.00

Total Sheriff Costs **\$2,103.50**

Municipal Costs

Delinquent Taxes	\$253.39
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Total Municipal Costs **\$253.39**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

Grand Total: **\$2,428.64**

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



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

Post Sale Department, Ext. 1209

September 6, 2018

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

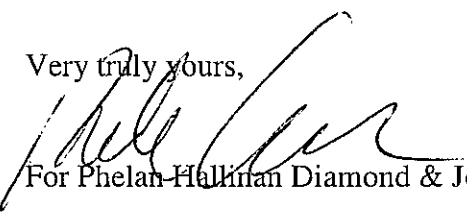
Re: RONALD E. MCBRIDE
402 WALLER ROAD
BENTON, PA 17814-7859
2018-CV-333

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to **NRZ REO VI-B LLC**, 440 S. LASALLE STREET, SUITE 2000, CHICAGO, IL 60605.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,


For Phelan Hallinan Diamond & Jones, LLP

PH # 1010535
MOC

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State ZIP Code PA 19103

B. TRANSFER DATA

Date of Acceptance of Document 9/2/18	
Grantor(s)/Lessor(s) Timothy Chamberlain-Sheriff	Telephone Number: (570) 389-5622
	Grantee(s)/Lessee(s) NRZ REO VI-B LLC
	Telephone Number: (800) 495-7166 x87637
Mailing Address PO Box 380, W. Main Street	Mailing Address 440 S. LASALLE STREET, SUITE 2000
City Bloomsburg	State ZIP Code PA 17815
	City CHICAGO
	State ZIP Code IL 60605

C. REAL ESTATE LOCATION

Street Address 402 WALLER ROAD, BENTON, PA 17814-7859	City, Township, Borough TOWNSHIP OF JACKSON
County COLUMBIA	School District BENTON AREA SCHOOL DISTRICT
	Tax Parcel Number 19 10 01303000

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

1. Actual Cash Consideration \$ 2,428.64 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,428.64
4. County Assessed Value \$ 10,346.00	5. Common Level Ratio Factor X 3.88	6. Computed Value = \$40,142.48

E. EXEMPTION DATA – Refer to instructions for exemption status. TRANSFER TAXES = \$802.85 (1% STATE=\$401.42& 1% CITY=\$401.42)

1a. Amount of Exemption Claimed 0%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☐ *Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party Melissa Connor	Date 9/2/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S SALE COST SHEET

18-333

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>493.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC. 6-26	\$ <u>1200.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1450.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>248.39</u>	
TOTAL *****		\$ <u>253.39</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2428.64

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 07/09/18

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:	1141849
Description:	SHERIFF'S SALE By Virtue
of a Writ o	
Run Dates:	08/15/18 to 08/29/18
Class:	2
Agate Lines:	198
Blind Box:	

Total Ad Cost	\$1,200.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/15/18	08/29/18	3	\$1,200.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV333

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, SEPTEMBER 05, 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 or lot of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a point along the Easterly side of L.R. 19077, said point being common to the line of lands of now or formerly F. Young; thence along the line of lands of now or formerly F. Young North 58 degrees 26 minutes 20 seconds East 9.00 feet to an iron pin corner; thence along the same South 45 degrees 29 minutes 08 seconds East 490.00 feet to an iron pin corner; thence along the line of lands of now or formerly Charles Stitz North 23 degrees 44 minutes 24 seconds East 230.00 feet to an iron pin corner; thence along the same North 31 degrees 03 minutes 03 seconds West 317.70 feet to an iron pin corner; thence along other lands of now or formerly Joseph L. Jr. and Luella B. Young South 67 degrees 57 minutes 45 seconds West 323.30 feet to a point along the Easterly side of L.R. 19077; thence along the Easterly side of L.R. 19077 South 31 degrees 33 minutes 40 seconds East 26.50 feet to the place of beginning. Containing 2.43 acres of land. EXCEPTING and RESERVING from the above described parcel of land an easement over a 50 foot strip of land located along and parallel to L.R. 19077 to be used for ingress and egress by Joseph L. Young Jr. and Luella B. Young, their heirs and assigns. TITLE TO SAID PREMISES IS VESTED IN Ronald E. McBride and Phyllis J. McBride, h/w, as tenants by the entirety, by Deed from Joseph L. Young, Jr. and Luella B. Young, h/w, Dated 07/03/1987, Recorded 07/06/1987, in Book 392, Page 35. PHYLLIS J. MCBRIDE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PHYLLIS J. MCBRIDE's death on or about 12/11/2009, her ownership interest was automatically vested in the surviving tenant by the entirety. Tax Parcel: 19 10 01303000 Premises Being: 402 WALLER ROAD, BENTON, PA 17814-7859.

PROPERTY ADDRESS: 402 WALLER ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 19 10 0130 3000. Seized and taken into execution to be sold as the property of RONALD MCBRIDE in suit of CITIBANK N.A. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
RONALD MCBRIDE

Case Number
2018CV333

SHERIFF'S RETURN OF SERVICE

06/27/2018 12:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RONALD MCBRIDE AT 402 WALLER ROAD, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 28, 2018

NOTARY

Affirmed and subscribed to before me this

28TH day of JUNE, 2018

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



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
RONALD MCBRIDE

Case Number
2018CV333

SHERIFF'S RETURN OF SERVICE

07/31/2018 02:00 PM - DEPUTY MARTIN BOUDMAN, 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 402 WALLER ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

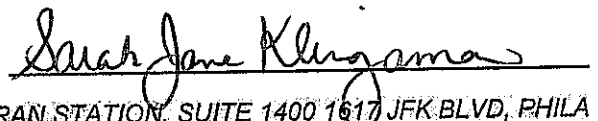
July 31, 2018

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

31ST day of JULY, 2018



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

(c) CountySuite Sheriff, Telossoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/05/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 402 WALLER ROAD
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7-31-18

Time:

1400

Deputy:

12

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2018CV333

402 WALLER ROAD, BENTON, PA 17814

NO EXPIRATION

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

CITIBANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

RONALD E. MCBRIDE

No.: 2018-CV-333

No.: 2018-ED-73

Defendant

COLUMBIA COUNTY

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 than non-confidential information and documents.

JUL 27 2018

Date

By. _____

Robert J. Crawley, Esquire
Attorney for Plaintiff

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

CHRISTINE SCHOFFLER
Legal Assistant

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

Re: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF NRZ PASS-THROUGH TRUST VI VS. RONALD E. MCBRIDE,
COLUMBIA County, No.: 2018-CV-333, No.: 2018-ED-73

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. 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 09/05/2018 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,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

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**

**CITIBANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
NRZ PASS-THROUGH TRUST VI**
Plaintiff,

:
:
: **CIVIL DIVISION**
:
:

v.

: **No.: 2018-CV-333**
: **No.: 2018-ED-73**
:

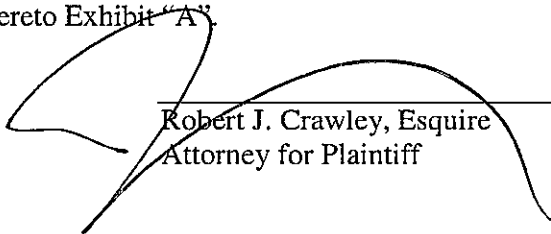
RONALD E. MCBRIDE
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

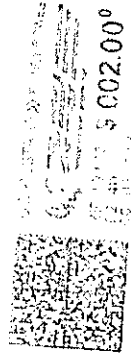
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of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

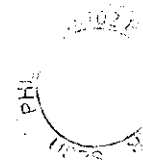
Date: **JUL 27 2018**



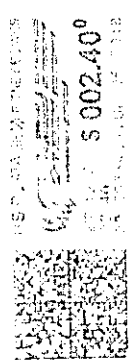
Robert J. Crawley, Esquire
Attorney for Plaintiff

Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 ITI # 1010535 / RE: RONALD E. MCBRIDE (COLUMBIA) / S/R - 09/05/2018 SALE / 1021 / West Team	TOTAL NO. of Pieces Listed by Sender 5	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.			
Postmaster: per (name of receiving employer)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift		
1.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 P.O. BOX 380 Harrisburg PA 17105	\$0.47				
2.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh PA 15222	\$0.47				
3.	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				
4.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6th Floor, Strawberry Square Dept #280601 Harrisburg PA 17128	\$0.47				
5.	DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105-8486	\$0.47				



Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1010535 / RE: RONALD E. MORRIS (COLUMBIA) / SZR - 09/05/2018 SALE / 1021 / With Team	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>				
Postmaster, per (name of receiving employee)							
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage				Fee	Addit
1.	TENANT/OCCUPANT 402 WALTON ROAD HINTON PA 17814-7859	\$0.47					
2.	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA 575 MONTOUR BOULEVARD, MONTOUR PLAZA BLOOMSBURG PA 17815	\$0.47					
3.	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA C/O RECORDS PROCESSING SERVICES 577 LAMONT ROAD FLAMHURST IL 60126	\$0.47					
4.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry St. Dept 280601 Harrisburg PA 17128	\$0.47					
5.	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105	\$0.47					
6.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815	\$0.47					

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CITIBANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
NRZ PASS-THROUGH TRUST VI
Plaintiff

vs.

RONALD E. MCBRIDE
Defendant

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2018-CV-333
: No.: 2018-ED-73

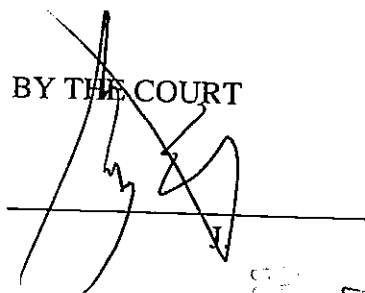
ORDER

AND NOW, this 20th day of July, 2018 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	\$19,043.40
Interest Through July 9, 2018	\$7,699.03
Legal fees	\$2,770.00
Cost of Suit and Title	\$526.15
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$125.00
Escrow Deficit	\$1,342.89
TOTAL	\$32,856.47

Plus interest at six percent per annum.

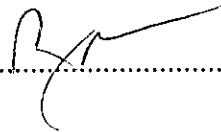
BY THE COURT



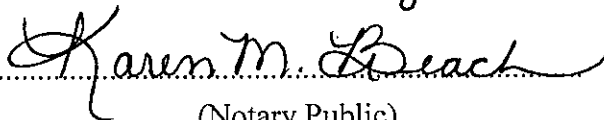
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PROTHONOTARY
2018 JUL 20 A 10 29
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

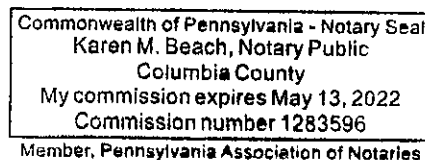
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 August 15, 22, 29, 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 29th day of August 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 LIEN CERTIFICATE

DATE:19-JUL-18

FEE:\$5.00

CERT. NO32854

MCBRIDE RONALD E & PHYLLIS
402 WALLER ROAD
BENTON PA 17814

DISTRICT: JACKSON TWP
DEED 0392-0035
LOCATION: 402 WALLER RD BENTON
PARCEL: 19 -10 -013-03,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2017	PRIM	244.10	4.29	0.00	248.39
TOTAL DUE :					\$248.39

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	RONALD MCBRIDE
Primary Address:	402 WALLER ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	6-27-18
Time:	12:45
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. _____

MCBRIDE, RONALD

2018CV333

402 WALLER ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	73
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>Jackson Twp.</i>			

Serve To:

Name:	Lisa A. Wyllie	
Primary Address:	PO Box 156 Benton, PA 17814	
Phone:	570-925-2336	DOB:
Alternate Address:	Holly Township Jankowski 726 Mendenhall Hill Rd. Benton 570-898-0106	
Phone:		

Final Service:

Served:	Personally • Adult In Charge • Posted • Other	
Adult In Charge:		
Relation:		
Date:	6-27-18	Time: 12:57
Deputy:	3	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. _____

WYLLIE, LISA A.

2018CV333

PO BOX 156, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	73
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	OCCUPANT
Primary Address:	402 WALLER ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Ronald McBride		
Relation:	Home Owner		
Date:	6-27-18	Time:	12:45
Deputy:	3	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:		2	2	4	

Service Attempt Notes:

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

OCCUPANT

2018CV333

402 WALLER ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 73

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/05/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

DEBBIE MILLER

Relation:

CLERK

Date:

6/28/19

Time:

1447

Deputy:

4

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.

COLUMBIA COUNTY TAX C

2018CV333

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	MICHELLE SALTOR
Relation:	CLERK
Date:	6/29/18
Time:	1454
Deputy:	4
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. _____

DOMESTIC RELATIONS OF 2018CV333 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
MCBRIDE, RONALD

Case Number
2018CV333

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	73
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 09/05/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BENEFICIAL CONSUMER DISCOUNT COMI	
Primary Address:	570 MONTOUR BLVD MONTOUR PLAZA BLOOMSBURG, PA 17815	
Phone:	DOB:	
Alternate Address:	961 WEIGEL DRIVE ELMHURST, IL 60126	
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	NO LONGER THERE	
Relation:	SEND BACK	
Date:	6/27/18	Time: 1041
Deputy:	4	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. _____

BENEFICIAL CONSUMER E 2018CV333 570 MONTOUR BLVD MONTOUR PLAZA, BLOOMSBURG NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV333

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, SEPTEMBER 05, 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 or lot of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point along the Easterly side of L.R. 19077, said point being common to the line of lands of now or formerly F. Young; thence along the line of lands of now or formerly F. Young North 58 degrees 26 minutes 20 seconds East 9.00 feet to an iron pin corner; thence along the same South 45 degrees 29 minutes 08 seconds East 490.00 feet to an iron pin corner; thence along the line of lands of now or formerly Charles Stitz North 23 degrees 44 minutes 24 seconds East 230.00 feet to an iron pin corner; thence along the same North 31 degrees 03 minutes 03 seconds West 317.70 feet to an iron pin corner; thence along other lands of now or formerly Joseph L. Jr. and Luella B. Young South 67 degrees 57 minutes 45 seconds West 323.30 feet to a point along the Easterly side of L.R. 19077; thence along the Easterly side of L.R. 19077 South 31 degrees 33 minutes 40 seconds East 26.50 feet to the place of beginning. Containing 2.43 acres of land.

EXCEPTING and RESERVING from the above described parcel of land an easement over a 50 foot strip of land located along and parallel to L.R. 19077 to be used for ingress and egress by Joseph L. Young Jr. and Luella B. Young, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Ronald E. McBride and Phyllis J. McBride, h/w, as tenants by the entirety, by Deed from Joseph L. Young, Jr. and Luella B. Young, h/w, Dated 07/03/1987, Recorded 07/06/1987, in Book 392, Page 35.

PHYLLIS J. MCBRIDE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PHYLLIS J. MCBRIDE's death on or about 12/11/2009, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 19 10 01303000

Premises Being: 402 WALLER ROAD, BENTON, PA 17814-7859

PROPERTY ADDRESS: 402 WALLER ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 19 10 0130 3000

Seized and taken into execution to be sold as the property of RONALD MCBRIDE in suit of CITIBANK N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2018 ED 73

DATE RECEIVED 6-26-18
DOCKET AND INDEX 2018 CV 333

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001719108</u>

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

SALE DATE Sept. 5th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee
of Nrz Pass-Through Trust VI

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-333

2018 - ED - 73

COLUMBIA COUNTY

VS.

Ronald E. McBride

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 402 Waller Road, Benton, PA 17814-7859
(See Legal Description attached)

Judgment Amount	\$27,438.46
Interest From 05/02/2018 to 06/22/2018 (at \$4.51 per diem)	\$234.52
Total	\$27,672.98
Interest from 06/23/2018 at \$4.51 per diem	

Costs to be added
Writ Total

\$ _____
\$ _____
\$ _____

Dated

6/26/2018
(SEAL)

PH # 1010535

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

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

Citibank, N.A., Not in Its Individual Capacity, But Solely as	:	COURT OF COMMON PLEAS
Trustee of Nrz Pass-Through Trust VI	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: 2018-CV-333
vs.	:	
	:	
Ronald E. McBride	:	COLUMBIA County
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Ronald E. McBride
402 WALLER ROAD
BENTON, PA 17814-7859**

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

Your house (real estate) at 402 Waller Road, Benton, PA 17814-7859 is scheduled to be sold at the Sheriff's Sale on Sept. 5th 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$27,438.46 obtained by Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee
of Nrz Pass-Through Trust VI

vs.

Ronald E. McBride

Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-333

2018-EP-73

COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 402 Waller Road, Benton, PA 17814-7859
(See Legal Description attached)

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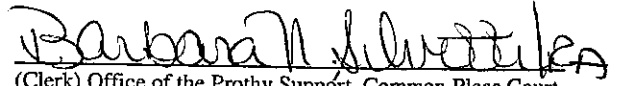
Costs to be added
Writ Total

\$ _____
\$ _____
\$ _____

Dated

6/26/2018
(SEAL)

PH # 1010535


(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Clerk of Sev. Courts

2018-EP-73 (1) 6/26/2018

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

Attorneys for Plaintiff

Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee
of Nrz Pass-Through Trust VI
Plaintiff

v.

Ronald E. McBride
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2018-CV-333
: 2018 - ED-73
:
: COLUMBIA County
:

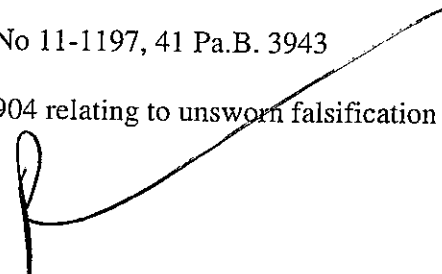
CERTIFICATION

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

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

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

By:



Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

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

CITIBANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI

2018 - E D - 73
COURT OF COMMON PLEAS
CIVIL DIVISION

Plaintiff

TERM

v.

No.: 2018-CV-333

RONALD E. MCBRIDE

COLUMBIA COUNTY

Defendant

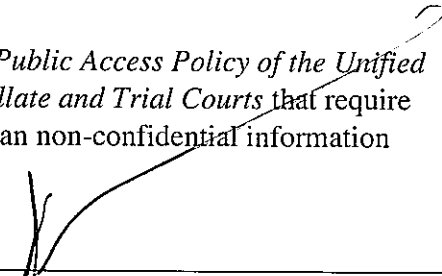
CERTIFICATE OF COMPLIANCE

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 than non-confidential information and documents.

JUN 25 2018

Date

By:


Peter Wapner, Esquire
Attorney for Plaintiff

Citibank, N.A., Not in Its Individual Capacity, But Solely as	:	COURT OF COMMON PLEAS
Trustee of Nrz Pass-Through Trust VI	:	
PLAINTIFF	:	CIVIL DIVISION
	:	
V.	:	CASE NO. 2018-CV-333
	:	
RONALD E. MCBRIDE	:	
DEFENDANT(S)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **402 WALLER ROAD, BENTON, PA 17814-7859**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
RONALD E. MCBRIDE	402 WALLER ROAD, BENTON, PA 17814-7859

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
RONALD E. MCBRIDE	402 WALLER ROAD, BENTON, PA 17814-7859

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

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

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA	575 MONTGOMERY BOULEVARD, MONTGOMERY PLAZA BLOOMSBURG, PA 17815
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA C/O RECORDS PROCESSING SERVICES	577 LAMONT ROAD ELMHURST, IL 60126

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

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

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

Name

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

NONE.

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

Name

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

TENANT/OCCUPANT

402 WALLER ROAD
BENTON PA, 17814

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQUARE
DEPT. #280601
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

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

JUN 25 2018

Date: _____

By: _____

Phelan Hallinan Diamond & Jones, LLP

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-333**

Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI

v.

Ronald E. McBride

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

402 Waller Road, Benton, PA 17814-7859

Parcel No. 19 10 01303000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$27,438.46**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point along the Easterly side of L.R. 19077, said point being common to the line of lands of now or formerly F. Young; thence along the line of lands of now or formerly F. Young North 58 degrees 26 minutes 20 seconds East 9.00 feet to an iron pin corner; thence along the same South 45 degrees 29 minutes 08 seconds East 490.00 feet to an iron pin corner; thence along the line of lands of now or formerly Charles Stitz North 23 degrees 44 minutes 24 seconds East 230.00 feet to an iron pin corner; thence along the same North 31 degrees 03 minutes 03 seconds West 317.70 feet to an iron pin corner; thence along other lands of now or formerly Joseph L. Jr. and Luella B. Young South 67 degrees 57 minutes 45 seconds West 323.30 feet to a point along the Easterly side of L.R. 19077; thence along the Easterly side of L.R. 19077 South 31 degrees 33 minutes 40 seconds East 26.50 feet to the place of beginning. Containing 2.43 acres of land.

EXCEPTING and RESERVING from the above described parcel of land an easement over a 50 foot strip of land located along and parallel to L.R. 19077 to be used for ingress and egress by Joseph L. Young Jr. and Luella B. Young, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Ronald E. McBride and Phyllis J. McBride, h/w, as tenants by the entirety, by Deed from Joseph L. Young, Jr. and Luella B. Young, h/w, Dated 07/03/1987, Recorded 07/06/1987, in Book 392, Page 35.

PHYLLIS J. MCBRIDE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PHYLLIS J. MCBRIDE's death on or about 12/11/2009, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 19 10 01303000

Premises Being: 402 WALLER ROAD, BENTON, PA 17814-7859

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI	No.: 2018-CV-333
Defendant Ronald E. McBride	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

Benton, PA 17814-7859

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 30%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of							

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

Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI	:	COLUMBIA County
	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
Ronald E. McBride	:	NO.: 2018-CV-333
	:	

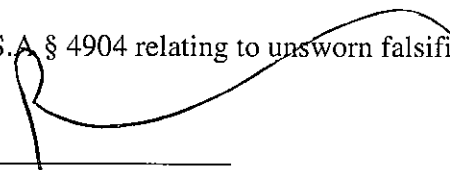
VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant Ronald E. McBride is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Ronald E. McBride is over 18 years of age and resides at 402 Waller Road, Benton, PA 17814-7859.

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



Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

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



71901140006000133040

BENEFICIAL CONSUMER DISCOUNT
577 LAMONT ROAD

ELMHURST IL 60126

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



71901140006000133026

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13523	Carrier / service:	USPS Server	First-Class Mail®	6/27/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000133002

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HARRISBURG PA 17105

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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

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Doc Ref #: 2018ED73

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HARRISBURG PA 17105

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000133019

Doc Ref #: 2018ED73

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HARRISBURG PA 17128

Document Receipt

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000133019

Doc Ref #: 2018ED73

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HARRISBURG PA 17128

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000133026

Doc Ref #: 2018ED73

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000133033

Doc Ref #: 2018ED73

Postage 5.4200

PHILADELPHIA PA 19106

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Ship to:

BENEFICIAL CONSUMER DISCOUNT

577 LAMONT ROAD

Tracking #: 71901140006000133040

Doc Ref #: 2018D73

Postage 5.4200

ELMHURST IL 60126

Document Receipt

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Ship to:

BENEFICIAL CONSUMER DISCOUNT

577 LAMONT ROAD

Tracking #: 71901140006000133040

Doc Ref #: 2018D73

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ELMHURST IL 60126

Document Receipt

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U.S. DEPT OF JUSTICE

MIDDLE DISTRICT OF PA

228 WALNUT STREET SUITE220 P.O.
BOX 11754

Tracking #: 71901140006000133057

Doc Ref #: 2018ED73

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HARRISBURG PA 17108

Document Receipt

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Ship to:

U.S. DEPT OF JUSTICE

MIDDLE DISTRICT OF PA

228 WALNUT STREET SUITE220 P.O.
BOX 11754

Tracking #: 71901140006000133057

Doc Ref #: 2018ED73

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HARRISBURG PA 17108

Document Receipt

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000132999

Doc Ref #: 2018ED73

Postage 5.4200

PITTSBURGH PA 15222

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Ship to:

DEPT OF HUMAN SERVICES

TPL CASUALTY

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000133064

Doc Ref #: 2018ED73

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HARRISBURG PA 17105

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Ship to:

COMMONWEALTH OF PA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE

DEPT# 280601

Tracking #: 71901140006000133071

Doc Ref #: 2018ED73

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HARRISBURG PA 17128

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COMMONWEALTH OF PA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE

DEPT# 280601

Tracking #: 71901140006000133071

Doc Ref #: 2018ED73

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HARRISBURG PA 17128

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AMOUNT
*****\$1,350.00

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