

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 236623
Customer:
SHERIFF'S OFFICE

Invoice Date: 03/11/2020 2:41:39 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,320.93	202001969	MT. PLEASANT
	Grantor - YOST, KATHLEEN I		03/11/20 2:41:44 PM	TOWNSHIP
	Grantee - U S BANK			
	Consideration - \$2,710.40			
	Tax Basis - \$111,459.34			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,114.59		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$23.00		
	RECORDING FEES - RECORDER	\$23.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$557.30		
	MT. PLEASANT TOWNSHIP	\$557.29		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$2,320.93		
	PAYMENTS			
	CHECK: 8807 - COLUMBIA COUNTY SHERIFF OFFICE	\$19.00		
	CHECK: 8805 - COLUMBIA COUNTY SHERIFF OFFICE	\$72.75		
	CHECK: 19058 - RICHARD M SQUIRE & ASSOCIATES LLC	\$1,114.59		
	CHECK: 19056 - RICHARD M SQUIRE & ASSOCIATES LLC	\$1,114.59		
	TOTAL PAYMENTS	\$2,320.93		
	AMOUNT DUE	\$2,320.93		
	PAYMENT ON INVOICE	(\$2,320.93)		
	BALANCE DUE ON INVOICE	\$0.00		

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

JP MORGAN MORTGAGE ACQUISITION CORP. VS. KATHLEEN YOST

NO. 106-2019 ED

NO. 946-2019 JD

DATE/TIME OF SALE: NOVEMBER 20, 2019

BID PRICE (INCLUDES COST) \$ 2657.75

POUNDAGE - 2% OF BID \$ 53.15

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2710.40

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2710.40

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1360.40

COLUMBIA COUNTY SHERIFF'S OFFICE
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DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1360.40

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

www.squirelaw.com

Richard M. Squire *
M. Troy Freedman
Chandra M. Arkema^
* Also admitted in MD
^ Also admitted in NJ

115 West Avenue
Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790
Fax: (215) 886-8791

1415 Route 70 E.
Suite 600
Cherry Hill, NJ 08034
Tel.: (609) 760-7360
Fax: (267) 750-7360

Please reply to:
☒ [X] Jenkintown
☐ [] Cherry Hill

March 2, 2020

Columbia Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: J.P. Morgan Mortgage Acquisition Corp. v. Kathy Yost
Columbia County Docket No. 2019-CV-946
Premises: 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000

Dear Sir or Madam:

The above property was sold to the plaintiff at Sheriff Sale on 11/20/2019. Kindly issue Deed Poll or Sheriff's Deed to the above property to **"U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust."** The address of the grantee should be listed as c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618.

Enclosed please find Realty Transfer Statement of value in duplicate, along with copies of the recorded mortgage and any applicable assignments.

Tax bills should now be sent to c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Kindest Regards,

Katrina Bakal
Paralegal
Richard M. Squire & Associates, LLC

Enclosures



(EX) MOD 04-19 (FI)

1830019105

RECORDER'S USE ONLY

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)
Columbia County SheriffTelephone Number
(570) 389-5624Grantee(s)/Lessee(s)
*Please see attached Exhibit "A"

Telephone Number

Mailing Address
P.O. Box 380Mailing Address
*Please see attached Exhibit "A"City
BloomsburgState
PAZIP Code
17815City
IrvineState
CAZIP Code
92618**SECTION II REAL ESTATE LOCATION**Street Address
53 Fox Hollow RoadCity, Township, Borough
BloomsburgCounty
ColumbiaSchool District
Central ColumbiaTax Parcel Number
26-06-005-01,000**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration
1,360.402. Other Consideration
+ 0.003. Total Consideration
= 1,360.404. County Assessed Value
25,274.005. Common Level Ratio Factor
x 4.416. Computed Value
= 111,458.34**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
\$1b. Percentage of Grantor's Interest in Real Estate
100 %1c. Percentage of Grantor's Interest Conveyed
100 %**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
Assignment of Bid states to transfer the Grantee to a different entity.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name

Richard M. Squire & Associates, LLC

Telephone Number
(215) 886-8790Mailing Address
115 West Avenue, Suite 104City
JenkintownState
PAZIP Code
19046

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

Date
03/03/2020

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



1830019105

1830019105

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

<u>Plaintiff</u>	vs.	<u>Defendant</u>
J.P. MORGAN MORTGAGE ACQUISITION CORP.		KATHLEEN I YOST

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, November 20, 201
Writ of Execution No. : 2019CV946
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 53 FOX HOLLOW 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,755.50
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	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$2,584.50

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

Grand Total:	\$2,657.25
---------------------	-------------------

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

SHERIFF'S SALE COST SHEET

19-946

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.60</u>	
TOTAL *****		\$ <u>424.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1755.50</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2005.50</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

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

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

TOTAL COSTS (OPENING BID) \$ 2657.25

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

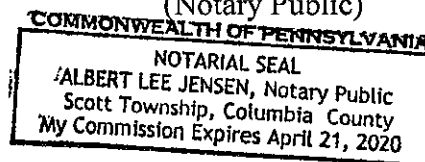
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 30, November 6 & 13, 2019 and 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.

.....*James Micklow*.....

Sworn and subscribed to before me this 14 day of November 2019..

.....*Albert Lee Jensen*.....

(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.

.....

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.

Submitted by: Richard M. Squire & Associates, LLC

Signature: _____

Name: ☒ M. Troy Freedman, Esq. (PA I.D. #85165)
☐ Sarah K. McCaffery, Esq. (PA I.D. #311728)
☐ Chandra M. Arkema, Esq. (PA I.D. #203437)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
 M. Troy Freedman, Esquire
 Sarah K. McCaffery, Esquire
 Chandra M. Arkema, Esquire
 ID. Nos. 04267 / 85165 / 311728 / 203437
 One Jenkintown Station, Suite 104
 115 West Avenue
 Jenkintown, PA 19046
 Telephone: 215-886-8790
 Fax: 215-886-8791

J.P. Morgan Mortgage Acquisition Corp.

PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
 COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT OF MAILING OF LIENHOLDER NOTICES OF SALE PURSUANT TO PA. R.C.P.
 3129.1 & 3129.2**

Plaintiff, by its undersigned attorney, hereby certifies that a copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1." All Notices were served within the time limits set forth by Pa. R.C.P. 3129.2. This Affidavit is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsifications to authorities.

RICHARD M. SQUIRE & ASSOCIATES, LLC

By: _____

____ Richard M. Squire, Esq. (PA I.D.# 04267)
 ✓ M. Troy Freedman, Esq. (PA I.D. # 85165)
 ____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
 ____ Chandra M. Arkema, Esq. (PA I.D. # 203437)
 Attorneys for Plaintiff

Date: _____

10/31/19

Exhibit "1"

NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

DDP

INDICATE TYPE OF MAIL

Registered Mail
Insured
COD
Certified Mail
Express Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:
With Postal Insurance
Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp to be affixed as certificate of mailing
or for additional copies of this bill.

US POSTAGE

\$ 002.870

02 IP

SEP 2 2019

MAIL RESTRICTION CODE 9046

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	Fee	Remarks
1	RUSH- 1345FY/Yost Lienholder Serve	Columbia County Redevelopment Authority 700 Sawmill Road Suite 101 Bloomsburg, PA 17815	.50								
2		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	.50								
3		Department of Public Welfare Attn: Legat Department Health & Welfare Building P. O. Box 2675 Harrisburg, PA 17105-2675	.50								
4		Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Bldg., Room 432 Harrisburg, PA 17105-2675	.50								
5		Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815-1702	.50								
6		Domestic Relations 11 West Main Street Bloomsburg, PA 17815-1702	.50								
7		Tenant/Occupant 53 Fox Hollow Rd. Bloomsburg, PA 17815-0000	.50								
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document, The maximum indemnity payable for Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.						

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

6.37

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

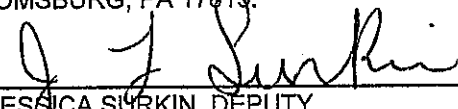


J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
KATHLEEN I YOST

Case Number
2019CV946

SHERIFF'S RETURN OF SERVICE

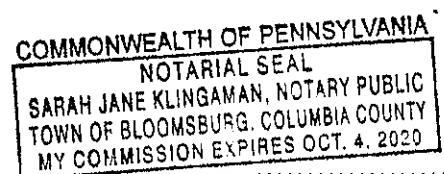
10/14/2019 05:14 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

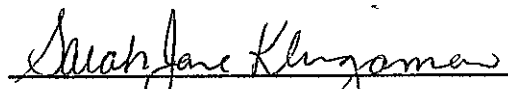
October 15, 2019



NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER, 2019



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(c) CountySuite Sheriff, Teleasoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 53 FOX HOLLOW ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted · Other)

Adult In Charge:

Relation: Posted

Date: 10/14/19

Time: 17:14

Deputy: 8

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2019CV946

53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
KATHLEEN I YOST

Case Number
2019CV946

SHERIFF'S RETURN OF SERVICE

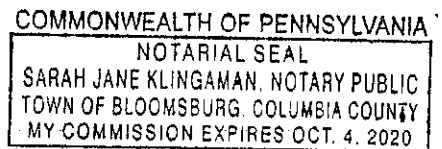
09/23/2019 01:17 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KATHLEEN I YOST AT 434 SUMMERHILL ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 23, 2019



NOTARY

Affirmed and subscribed to before me this

23RD day of SEPTEMBER, 2019



Attorney: RICHARD SQUIRE & ASSOCIATES LLC ONE JENKINTOWN STATION 115 WEST AVENUE, JENKINTOWN, PA

(c) CountySuite Sheriff, Teleosoft, Inc.

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

REAL ESTATE TAX CERTIFICATION

Date: 10/08/2019

Fee: \$5.00

Cert. NO: 36025

YOST KATHY I
434 SUMMERHILL RD
BERWICK PA 18603

District: MT PLEASANT TWP
Deed: 0462 -0408
Location: 53 FOX HOLLOW RD
Parcel Id: 26 -06 -005-01,000

Assessment: 25,274
Balances as of 10/08/2019

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

By: SHERIFF OF COLUMBIA COUNTY

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 10/08/2019 11:48:16 AM

Owner: YOST KATHY I

434 SUMMERHILL RD

BERWICK PA 18603

Municipality: MT PLEASANT TWP

Parcel #: 26 -06 -005-01,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026946	G	\$281.99	04/30/2019	\$287.74	06/30/2019	\$316.51	08/31/2019
		Discount Payment		04/29/2019		\$281.99	
026946	S	\$24.76	04/30/2019	\$25.27	06/30/2019	\$27.80	08/31/2019
		Discount Payment		04/29/2019		\$24.76	
026946	R	\$28.51	04/30/2019	\$29.09	06/30/2019	\$32.00	08/31/2019
		Discount Payment		04/29/2019		\$28.51	
Totals:		\$335.26		\$342.10		\$376.31	

Total Paid To Date:

\$335.26

SRE

Signature

10-08-19

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes:

SALE DATE & TIME: 11/20/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

100

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 53 FOX HOLLOW ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: CALES ROBINSON

Relation: Son-in-law

Date: 9/23/19

Time: 1338

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	9/17/19	9/19/19	9/19/19			
Time:	1344	1118	1448			
Mileage:						
Deputy:	4	4	4			

Service Attempt Notes:

- LC
- LC
- Card still in door
-
-
-

OCCUPANT

2019CV946

53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Warrant:

104

570.304.0482

Serve To:

Name: KATHLEEN I YOST

Primary Address: 53 FOX HOLLOW ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 434 SUMMIT RD.
BERWICK PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Def.

Date:

9/23/19

Time:

13:17

Deputy:

6

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	9/17/19	9/19/19	9/19/19			
Time:	1344	1118	1448			
Mileage:						
Deputy:	4	4	4			

Service Attempt Notes:

1. L/C
2. L/C
3. COULD STILL NOT REACH
- 4.
- 5.
- 6.

YOST, KATHLEEN I

2019CV946

53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

106

Warrant:

Notes:

SALE DATE & TIME: 11/20/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY REDEVELOPMENT AUTHORITY

Primary Address: 700 SAWMILL ROAD STE. 101
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Rosted · Other

Adult In Charge:

JORY JOHNSON

Relation:

CLERK

Date:

9/11/19

Time:

1247

Deputy:

4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY REDE

2019CV946

700 SAWMILL ROAD STE. 101, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	104
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally • <u>Adult In Charge</u> • Posted • Other
Adult In Charge:	Derrick O'CONNELL
Relation:	CLERK
Date:	9/17/19
Time:	1227
Deputy:	4
Mileage:	

Attorney / Originator:

Name:	RICHARD SQUIRE & ASSOCIATES LLC
--------------	---------------------------------

Phone:	
---------------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2019CV946

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/20/2019 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:

SHERY EVANS

Relation:

CLERK

Date:

9/17/19

Time:

0834

Deputy:

4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV946

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
YOST, KATHLEEN I

Case Number
2019CV946

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/20/2019 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 · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE FIETNER

Relation: CLERK

Date: 9/17/19

Time: 0826

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV946

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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/12/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1178476
Description: KATHY YOST SALE
Run Dates: 10/30/19 to 11/13/19
Class: 2
Agate Lines: 270
Blind Box:

Total Ad Cost \$1,755.50
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/30/19	11/13/19	3	\$1,755.50

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV946

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, NOVEMBER 20, 2019 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 THOSE TWO PIECES, parcels and tracts of land situate in the Township of Mt. Pleasant, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East to a stake; thence, South 59.5 degrees East, a distance of 245 feet to a stake; thence, South 18 degrees, 5 minutes West, a distance of 398 feet to a stake; thence, North along land of Harry Martens, North 74 degrees West, a distance of 183 feet to a stake; thence, along land of the Grantor herein, North 00 degrees, 30 minutes East, a distance of 454.5 feet to the place of BEGINNING, CONTAINING 2.35 acres of land.

TRACT TWO: BEGINNING at an iron corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, et al; thence, running along the Westerly line of other land of William R. and Kathleen M. Yost, South 01 degree, 01 minute East, 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence, running along the Northerly line of land of said Turner, South 78 degrees, 59 minutes West, 376.05 feet to an iron pin corner set at the Southwest corner of land of John C. Wommer and wife; thence, running along the Easterly line of land of said Wommer, North 01 degree, 01 minute West, 486.60 feet to an iron pin corner set in the Southerly line of the right-of-way of Township Route 497; thence, running along the Southerly line of the right-of-way of Township Route 497, North 85 degrees, 30 minutes East, 1,101.14 feet to an iron pin corner; thence, continuing along the same, North 89 degrees, 52 minutes East 260.43 feet to an iron pin corner, the place of BEGINNING, CONTAINING 3.895 acres more or less according to a survey and draft made by T. Bryce James, R.S., on September 11, 1969.

EXCEPTING THEREFROM AND THEREOUT 2,000 acres of land conveyed by William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at Page 557.

BEING Parcel ID 26-06-005-01.00 AND BEING KNOWN for informational purposes only as 53 Fox Hollow road, Bloomsburg, PA

BEING THE SAME PREMISES which was conveyed to Kathleen L. Yost, a single woman, by deed of William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990 and recorded November 9, 1990 as Instrument 199006784 BK 462 PG 408 in the Columbia County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-06-005-01.00

Seized and taken into execution to be sold as the property of KATHLEEN L YOST in suit of J.P. MORGAN

Seized and taken into execution to be sold as the property of KATHLEEN L YOST in suit of J.P. MORGAN MORTGAGE ACQUISITION CORP.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

Sarah K. McCaffery, Esquire

Chandra M. Arkema, Esquire

ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

J.P. Morgan Mortgage Acquisition Corp.

PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

53 Fox Hollow Rd., Bloomsburg, PA 17815-0000

(See attached legal description)

Amount Due	\$	97,128.51
Interest From 09/05/2019 to _____ @ \$1.55 per diem	\$	
Total	\$	
* plus fees and costs		

Balmain D. Silvette
PROTHONOTARY

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

BY:

Deputy Prothonotary

Date 09-06-19

2019-CV-946

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

J.P. Morgan Mortgage Acquisition Corp.,
Plaintiff,

v.

Kathy Yost,
Defendant(s).

Premises: 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff


53 Fox Hollow Rd.

Bloomsburg, PA 17815-0000

LEGAL DESCRIPTION

ALL THOSE TWO PIECES, parcels and tracts of land situate in the Township of Mt. Pleasant, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East to a stake; thence, South 59.5 degrees East, a distance of 245 feet to a stake; thence, South 18 degrees, 5 minutes West, a distance of 398 feet to a stake; thence, North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence, along land of the Grantor herein, North 00 degrees, 30 minutes East, a distance of 454.5 feet to the place of BEGINNING. CONTAINING 2.35 acres of land.

TRACT TWO: BEGINNING at an iron corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux.; thence, running along the Westerly line of other land of William R. and Kathleen M. Yost, South 01 degree, 01 minute East, 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence, running along the Northerly line of land of said Turner, South 78 degrees, 59 minutes West, 376.05 feet to an iron pin corner set at the Southwest corner of land of John C. Wommer and wife; thence, running along the Easterly line of land of said Wommer, North 01 degree, 01 minute West, 486.60 feet to an iron pin corner set in the Southerly line of the right-of-way of Township Route 497; thence, running along the Southerly line of the right-of-way of Township Route 497, North 85 degrees, 30 minutes East, 110.14 feet to an iron pin corner; thence, continuing along the same, North 89 degrees, 52 minutes East 260.43 feet to an iron pin corner, the place of BEGINNING. CONTAINING 3.895 acres more or less according to a survey and draft made by T. Bryce James, R.S., on September 11, 1969.

EXCEPTING THEREFROM AND THEREOUT 2.000 acres of land conveyed by William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at Page 557.

BEING Parcel ID 26-06-005-01, 00 AND BEING KNOWN for informational purposes only as 53 Fox Hollow road, Bloomsburg, PA

BEING THE SAME PREMISES which was conveyed to Kathleen I. Yost, a single woman, by deed of William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990 and recorded November 9, 1990 as Instrument 199006784 BK 462 PG 408 in the Columbia County Recorder of Deeds Office, in fee.

REAL ESTATE OUTLINE

ED # 2019 ED 106

DATE RECEIVED 9-9-19
DOCKET AND INDEX 2019 CV 946

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>	email Chandru 9/12/19
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>18404</u>

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

SALE DATE Nov 20th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Oct. 30th</u>
2 ND WEEK	<u>Nov. 6</u>
3 RD WEEK	<u>Nov. 13</u>

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

Vs. Kathy Yost

No. 106 of 2019 E.D. and No. 946 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Oct. 30 2019

2nd Week Nov. 6 2019

3rd Week Nov. 13 2019

SALE DATE: Nov. 20th 2019 @ 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV946

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, NOVEMBER 20, 2019
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 THOSE TWO PIECES, parcels and tracts of land situate in the Township of Mt. Pleasant, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East to a stake; thence, South 59.5 degrees East, a distance of 245 feet to a stake; thence, South 18 degrees, 5 minutes West, a distance of 398 feet to a stake; thence, North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence, along land of the Grantor herein, North 00 degrees, 30 minutes East, a distance of 454.5 feet to the place of BEGINNING. CONTAINING 2.35 acres of land.

TRACT TWO: BEGINNING at an iron corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux.; thence, running along the Westerly line of other land of William R. and Kathleen M. Yost, South 01 degree, 01 minute East, 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence, running along the Northerly line of land of said Turner, South 78 degrees, 59 minutes West, 376.05 feet to an iron pin corner set at the Southwest corner of land of John C. Wommer and wife; thence, running along the Easterly line of land of said Wommer, North 01 degree, 01 minute West, 486.60 feet to an iron pin corner set in the Southerly line of the right-of-way of Township Route 497; thence, running along the Southerly line of the right-of-way of Township Route 497, North 85 degrees, 30 minutes East, 110.14 feet to an iron pin corner; thence, continuing along the same, North 89 degrees, 52 minutes East 260.43 feet to an iron pin corner, the place of BEGINNING. CONTAINING 3.895 acres more or less according to a survey and draft made by T. Bryce James, R.S., on September 11, 1969.

EXCEPTING THEREFROM AND THEREOUT 2.000 acres of land conveyed by William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at Page 557.

BEING Parcel ID 26-06-005-01, OO AND BEING KNOWN for informational purposes only as 53 Fox Hollow road, Bloomsburg, PA BEING THE SAME PREMISES which was conveyed to Kathleen I. Yost, a single woman, by deed of William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990 and recorded November 9, 1990 as Instrument 199006784 BK 462 PG 408 in the Columbia County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-06-005-01,00

Seized and taken into execution to be sold as the property of KATHLEEN I YOST in suit of J.P. MORGAN MORTGAGE ACQUISITION CORP..

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.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

Sarah K. McCaffery, Esquire

Chandra M. Arkema, Esquire

ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

Your house (real estate) at 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000 is scheduled to be sold at Columbia County Sheriff Sale Nov. 20th 2019 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$97,128.51 plus interest to the sale date obtained by J.P. Morgan Mortgage Acquisition Corp. against you.

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

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

1. The sale will be canceled if you pay back to J.P. Morgan Mortgage Acquisition Corp., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire/M. Troy Freedman, Esquire/Sarah McCaffery, Esquire/Chandra M. Arkema, Esquire at (215) 886-8790.
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.
3. You may 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 below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 the Columbia County Sheriff's Office at (570)389-5624.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570) 389-5622.

4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/M. Troy Freedman/Sarah K. McCaffery/Chandra M. Arkema, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By: 
M. Troy Freedman, Esq. (PA I.D. #85165)
Chandra M. Arkema, Esq. (PA I.D. #203437)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790 / 215-886-8791 (fax)
tfreedman@squirelaw.com
carkema@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

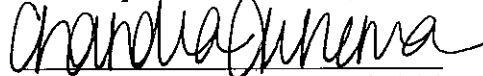
I, Richard M. Squire/M. Troy Freedman/Sarah K. McCaffery/Chandra M. Arkema, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By: 

M. Troy Freedman, Esq. (PA I.D. #85165)

Chandra M. Arkema, Esq. (PA I.D. #203437)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790 / 215-886-8791 (fax)

tfreedman@squirelaw.com

carkema@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437
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115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire/M. Troy Freedman, Esquire/Sarah K. McCaffery/Chandra M. Arkema, Esquire, hereby verifies that (s)he is one of the attorneys 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 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 of Congress of 2003, as amended; and

(b) that Defendant(s) is/are over 18 years of age.

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

Date: September 4, 2019

Richard M. Squire & Associates, LLC


By: 
M. Troy Freedman, Esq. (PA I.D. #85165)
Chandra M. Arkema, Esq. (PA I.D. #203437)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790 / 215-886-8791 (fax)
tfreedman@squirelaw.com
carkema@squirelaw.com
Attorneys for Plaintiff

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By: 

M. Troy Freedman, Esq. (PA I.D. #85165)

Chandra M. Arkema, Esq. (PA I.D. #203437)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790 / 215-886-8791 (fax)

tfreedman@squirelaw.com

carkema@squirelaw.com

Attorneys for Plaintiff

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.

Submitted by: Richard M. Squire & Associates, LLC

Signature: Chandra Arkema

Name: M. Troy Freedman, Esq. (PA I.D. #85165)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Chandra M. Arkema, Esq. (PA I.D. #203437)

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.

Submitted by: Richard M. Squire & Associates, LLC

Signature: Chandra Arkema

Name: M. Troy Freedman, Esq. (PA I.D. #85165)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

Chandra M. Arkema, Esq. (PA I.D. #203437)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

Sarah K. McCaffery, Esquire

Chandra M. Arkema, Esquire

ID. Nos. 04267 / 85165 / 311728 / 203437

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115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

J.P. Morgan Mortgage Acquisition Corp.

PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

J.P. Morgan Mortgage Acquisition Corp., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000, Parcel No. 26-06-005-01,000.

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

Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

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

Kathy Yost
53 Fox Hollow 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:

Plaintiff Herein

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

Plaintiff Herein

Columbia County Redevelopment Authority
700 Sawmill Road
Suite 101
Bloomsburg, PA 17815

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

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:

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

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:


Tenant/Occupant
53 Fox Hollow Rd.
Bloomsburg, PA 17815-0000

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By: 
M. Troy Freedman, Esq. (PA I.D. #85165)
Chandra M. Arkema, Esq. (PA I.D. #203437)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790 / 215-886-8791 (fax)
tfreedman@squirelaw.com
carkema@squirelaw.com
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THOSE TWO PIECES, parcels and tracts of land situate in the Township of Mt. Pleasant, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East to a stake; thence, South 59.5 degrees East, a distance of 245 feet to a stake; thence, South 18 degrees, 5 minutes West, a distance of 398 feet to a stake; thence, North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence, along land of the Grantor herein, North 00 degrees, 30 minutes East, a distance of 454.5 feet to the place of BEGINNING. CONTAINING 2.35 acres of land.

TRACT TWO: BEGINNING at an iron corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux.; thence, running along the Westerly line of other land of William R. and Kathleen M. Yost, South 01 degree, 01 minute East, 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence, running along the Northerly line of land of said Turner, South 78 degrees, 59 minutes West, 376.05 feet to an iron pin corner set at the Southwest corner of land of John C. Wommer and wife; thence, running along the Easterly line of land of said Wommer, North 01 degree, 01 minute West, 486.60 feet to an iron pin corner set in the Southerly line of the right-of-way of Township Route 497; thence, running along the Southerly line of the right-of-way of Township Route 497, North 85 degrees, 30 minutes East, 110.14 feet to an iron pin corner; thence, continuing along the same, North 89 degrees, 52 minutes East 260.43 feet to an iron pin corner, the place of BEGINNING. CONTAINING 3.895 acres more or less according to a survey and draft made by T. Bryce James, R.S., on September 11, 1969.

EXCEPTING THEREFROM AND THEREOUT 2.000 acres of land conveyed by William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at Page 557.

BEING Parcel ID 26-06-005-01, 00 AND BEING KNOWN for informational purposes only as 53 Fox Hollow road, Bloomsburg, PA

BEING THE SAME PREMISES which was conveyed to Kathleen I. Yost, a single woman, by deed of William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990 and recorded November 9, 1990 as Instrument 199006784 BK 462 PG 408 in the Columbia County Recorder of Deeds Office, in fee.

LEGAL DESCRIPTION

ALL THOSE TWO PIECES, parcels and tracts of land situate in the Township of Mt. Pleasant, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East to a stake; thence, South 59.5 degrees East, a distance of 245 feet to a stake; thence, South 18 degrees, 5 minutes West, a distance of 398 feet to a stake; thence, North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence, along land of the Grantor herein, North 00 degrees, 30 minutes East, a distance of 454.5 feet to the place of BEGINNING. CONTAINING 2.35 acres of land.

TRACT TWO: BEGINNING at an iron corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux.; thence, running along the Westerly line of other land of William R. and Kathleen M. Yost, South 01 degree, 01 minute East, 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence, running along the Northerly line of land of said Turner, South 78 degrees, 59 minutes West, 376.05 feet to an iron pin corner set at the Southwest corner of land of John C. Wommer and wife; thence, running along the Easterly line of land of said Wommer, North 01 degree, 01 minute West, 486.60 feet to an iron pin corner set in the Southerly line of the right-of-way of Township Route 497; thence, running along the Southerly line of the right-of-way of Township Route 497, North 85 degrees, 30 minutes East, 110.14 feet to an iron pin corner; thence, continuing along the same, North 89 degrees, 52 minutes East 260.43 feet to an iron pin corner, the place of BEGINNING. CONTAINING 3.895 acres more or less according to a survey and draft made by T. Bryce James, R.S., on September 11, 1969.

EXCEPTING THEREFROM AND THEREOUT 2.000 acres of land conveyed by William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at Page 557.

BEING Parcel ID 26-06-005-01, 00 AND BEING KNOWN for informational purposes only as 53 Fox Hollow road, Bloomsburg, PA

BEING THE SAME PREMISES which was conveyed to Kathleen I. Yost, a single woman, by deed of William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990 and recorded November 9, 1990 as Instrument 199006784 BK 462 PG 408 in the Columbia County Recorder of Deeds Office, in fee.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/M. Troy Freedman/Sarah K. McCaffery/Chandra M. Arkema, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

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

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By: 
M. Troy Freedman, Esq. (PA I.D. #85165)
Chandra M. Arkema, Esq. (PA I.D. #203437)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790 / 215-886-8791 (fax)
tfreedman@squirelaw.com
carkema@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/M. Troy Freedman/Sarah K. McCaffery/Chandra M. Arkema, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By: 
M. Troy Freedman, Esq. (PA I.D. #85165)
Chandra M. Arkema, Esq. (PA I.D. #203437)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790 / 215-886-8791 (fax)
tfreedman@squirelaw.com
carckema@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

Sarah K. McCaffery, Esquire

Chandra M. Arkema, Esquire

ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire/M. Troy Freedman, Esquire/Sarah K. McCaffery/Chandra M. Arkema, Esquire, hereby verifies that (s)he is one of the attorneys 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 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 of Congress of 2003, as amended; and

(b) that Defendant(s) is/are over 18 years of age.

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

Date: September 4, 2019

Richard M. Squire & Associates, LLC

By:



M. Troy Freedman, Esq. (PA I.D. #85165)

Chandra M. Arkema, Esq. (PA I.D. #203437)

115 West Avenue, Suite 104

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215-886-8790 / 215-886-8791 (fax)

tfreedman@squirelaw.com

carkema@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC, Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 404

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

LP Morgan Mortgage Acquisition Corp.

PLAINTIFF

v.

Kathy Vost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession. After notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof. And the sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: September 12, 2019

Richard M. Squire & Associates, LLC

By:

Richard M. Squire, Esq. (PA I.D. # 04267)

M. Troy Freedman, Esq. (PA I.D. # 85165)

Sarah K. McCaffery, Esq. (PA I.D. # 311728)

Chandra M. Arkema, Esq. (PA I.D. # 203437)

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437
One Jenkintown Station, Suite 104
115 West Avenue
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Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

J.P. Morgan Mortgage Acquisition Corp., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000, Parcel No. 26-06-005-01,000.

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

Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

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

Kathy Yost
53 Fox Hollow 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:

Plaintiff Herein

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

Plaintiff Herein

Columbia County Redevelopment Authority
700 Sawmill Road
Suite 101
Bloomsburg, PA 17815

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

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:

* x
PA Department of Revenue
Bureau of Compliance ✓
P.O. Box 281230
Harrisburg, PA 17128-1230

A x
Department of Public Welfare
Attn: Legal Department ✓
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

* x
Department of Public Welfare
Bureau of Child Support Enforcement ✓
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau ✓
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations ✓
11 West Main Street
Bloomsburg, PA 17815-1702

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:

Tenant/Occupant ✓
53 Fox Hollow Rd.
Bloomsburg, PA 17815-0000

IRS *
SBA *
Cop *

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



71901140006000166796

DEPARTMENT OF PUBLIC WELFARE
COMMONWEALTH OF PENNSYLVANIA
BUREAU OF CHILD SUPPORT
ENFORCEMENT
ROOM 432
HARRISBURG PA 17105

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
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Attorneys for Plaintiff

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

v.

Kathy Yost

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2019-CV-946

CIVIL ACTION 2019-ED-106

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

Your house (real estate) at 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000 is scheduled to be sold at Columbia County Sheriff Sale Nov. 20th 2019 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$97,128.51 plus interest to the sale date obtained by J.P. Morgan Mortgage Acquisition Corp. against you.

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

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

1. The sale will be canceled if you pay back to J.P. Morgan Mortgage Acquisition Corp., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire/M. Troy Freedman, Esquire/Sarah McCaffery, Esquire/Chandra M. Arkema, Esquire at (215) 886-8790.
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.
3. You may be able to stop the sale through other legal proceedings.

Document Receipt

Trans #	17111	Carrier / service:	USPS Server	First-Class Mail®	9/12/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000166819

Doc Ref #: 2019ED106

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17110	Carrier / service:	USPS Server	First-Class Mail®	9/12/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000166802

Doc Ref #: 2019ED106

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

Trans #	17110	Carrier / service:	USPS Server	First-Class Mail®	9/12/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000166802

Doc Ref #: 2019ED106

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BUREAU OF CHILD SUPPORT
ENFORCEMENT
ROOM 432

Tracking #: 71901140006000166796

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000166826

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PHILADELPHIA PA 19106

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COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

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Richard M. Squire *
M. Troy Freedman ^
Sarah K. McCaffery ^
Chandra M. Arkema ^
* Also admitted in MD
^ Also admitted in NJ

115 West Avenue
Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790
Fax: (215) 886-8791

1415 Route 70 E.
Suite 600
Cherry Hill, NJ 08034
Tel.: (609) 760-7360
Fax: (267) 750-7360

Please reply to:
☒ [X] Jenkintown
☐ [] Cherry Hill

September 4, 2019

Columbia Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: J.P. Morgan Mortgage Acquisition Corp. v. Kathy Yost
Columbia County Docket No. 2019-CV-946
Premises: 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.
Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon the defendants at the following:

Please Serve Personally/Adult in Charge:

Kathy Yost
53 Fox Hollow Road
Bloomsburg, PA 17815

PLEASE POST HANDILL TO THE PROPERTY: 53 Fox Hollow Rd., Bloomsburg, PA 17815-0000

Attached please find a check payable to the Sheriff in the amount of the required Sheriff's sale deposit.

Thank you in advance for your courtesies.

Very truly yours,

Daniel DellaPenna, Paralegal
Richard M. Squire & Associates, LLC

Enclosures

RICHARD M. SQUIRE & ASSOCIATES, LLC

OPERATING ACCOUNT
115 WEST AVE. STE. 104
JENKINTOWN, PA 19046

BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.COM 18404

60-912/318

18404



****One Thousand Three hundred Fifty dollars and Zero cents****
PAY TO THE ORDER OF

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

DATE

09/05/2019

AMOUNT

\$1,350.00

For RUSH-1345 - Yost - Sales Deposit

⑈018404⑈

⑆031309123⑆1390000798130⑈

MP

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