

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
WILMINGTON SAVING FUND SOCIETY	vs.	GREGORY A. WINTER

Attorney for the Plaintiff:
RAS CITRON LLC
133 GAITHER DRIVE
SUITE F
MT. LAUREL, NJ 08054

Sheriff's Sale Date: Wednesday, September 9, 2022
Writ of Execution No. : 2019CV969
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 752 POPLAR STREET, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.80
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	\$150.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Continued or Cancelled Sale	\$10.00

Postponed to: 3/25/2020

Total Sheriff Costs **\$2,082.30**

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs **\$71.75**

Grand Total: **\$2,154.05**

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

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

WILMINGTON SAVING FUND SOCIETY VS. GREGORY WINTER

NO. 108-2019 ED

NO. 969-2019 JD

DATE/TIME OF SALE: September 9, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2154,65

POUNDAGE - 2% OF BID \$ 43,08

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2197,13

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 2197,13

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 847,13

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 241013

Invoice Date: 10/12/2020 12:26:30 PM

RECEIPT

Reg/Drw ID: 0102

Customer:

Last Change:

Receipt By: WALK-IN

By: BSL

SHERIFF

ATTN: OFFICE

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202007846	BLOOMSBURG TOWN
	Grantor - WINTER, GREGORY A		10/12/20 12:26:34 PM	OF
	Grantee - WILMINGTON SAVINGS FUND SOCIETY			
	Consideration - \$2,197.13			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	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		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8862 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY
CIVIL DIVISION

No. 2019-CV-969

2019-ED-108

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 752 POPLAR STREET, BLOOMSBURG PA 17815

(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount

\$44,444.83

(Costs to be added)

\$ _____

Total

\$ _____
Prothonotary

Prothonotary Barbara N. Dimetti

By: Stephen J. [Signature] Proth & Clerk of Sev. Courts
Clerk My Com. Ex. 1st Monday in 2020

Date: 9/18/19

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2019-CV-969

2019-ED-108

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

v.

GREGORY WINTER

WRIT OF EXECUTION

JUDGMENT TOTAL	\$44,444.83
COSTS PAID:	
PROTHONOTARY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHONOTARY	\$

PREMISES TO BE SOLD: 752 POPLAR STREET, BLOOMSBURG PA 17815

By:

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2019-CV-969

2019-ED-108

AFFIDAVIT PURSUANT TO RULE 3129.1

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 752 POPLAR STREET, BLOOMSBURG PA 17815.

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

NONE.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
9990 RICHMOND, HOUSTON, TX 77042

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

NONE.

19-357348 - JeH

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:

COMMONWEALTH OF PA, DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE, P.O. BOX 28130, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS
752 POPLAR STREET, BLOOMSBURG PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
11 W MAIN ST, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W MAIN ST, BLOOMSBURG, PA 17815

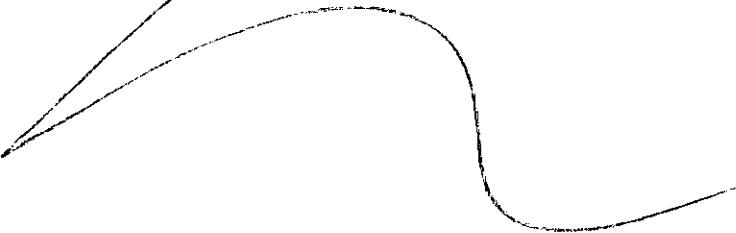
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE.

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.

By: 

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com



Michelle M. Zelina, Esq. *,+,#
Jenine R. Davey, Esq. *,#
David Neeren, Esq. *,#
Monika Pundalik, Esq. *
Naser Selmanovic, Esq. *
Brandon Pack, Esq. *,#
Jennifer A. Stead, Esq. *,^
Christopher Ford, Esq. *
Lana Sukhman, Esq. *,^
Laura M. Egerman, Esq. *
Aleisha Jennings, Esq. *
Robert Flacco, Esq. #
Harold Kaplan, Esq. *,#
Shauna Deluca *,+,
Abraham Vais *,+

* Admitted in NJ
+ Admitted in FL
Admitted in PA
- Admitted in CA
^ Admitted in NY



133 Gaither Drive Suite F
Mount Laurel, NJ 08054
PApostsale@rasnj.com
FAX: 866-381-9549

Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Member of New York Bar
Jim L. Robertson, Esq.*
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

*Deceased

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA

Re: **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**

vs.

GREGORY WINTER

Property: 752 POPLAR STREET BLOOMSBURG, PA 17815

Columbia County C.C.P. No.: 2019-CV-969

Sheriff's Sale Date: May 27, 2020

Dear Sir or Madam:

As the Attorney on the Writ, this firm requests that the Deed be recorded in the name of **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust**, with its mailing address located at **9990 Richmond Avenue, Houston, TX 77042**.

Thank you in advance for your assistance in the matter and, as always, if you have any questions, please feel free to contact me.

Sincerely,

Edward Cotter
Legal Assistant

A handwritten signature in black ink, appearing to be 'E. Cotter', written over a horizontal line.



REV-183

BUREAU 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 09/18/2020			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number (570) 389-5624	Grantee(s)/Lessee(s) *** See please see below for full grantee	Telephone Number (855) 225-6906
Mailing Address 35 West Main Street		Mailing Address 9990 Richmond Avenue	
City Bloomsburg	State PA	ZIP Code 17815	City Houston
			State TX
			ZIP Code 77042

SECTION II REAL ESTATE LOCATION

Street Address 752 Poplar Street		City, Township, Borough Bloomsburg
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 05E02 19900

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input checked="" type="radio"/> YES <input type="radio"/> NO		
1. Actual Cash Consideration 2,154.05	2. Other Consideration + 0.00	3. Total Consideration = 2,154.05
4. County Assessed Value 23,773.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 113,159.48

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 113,159.48	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.)
- ***Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

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

Name RAS Citron, LLC	Telephone Number (855) 225-6906
Mailing Address 133 Gaither Drive, Suite F	City Mount Laurel
	State NJ
	ZIP Code 08054

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
09/18/2020

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



1830019105

1830019105

BUSINESS OF THE COURTS

Sheriff Sale

Postponement

July 29, 2020 to

September 9, 2020

IN THE COURT OF COMMON

PLEAS FOR THE 26TH

JUDICIAL DISTRICT,

COLUMBIA/MONTGOMERY COUNTY

BRANCH, PENNSYLVANIA

CIVIL ACTION - LAW

CASE NO: of 2020

#1-MV-

SPECIAL ORDER OF COURT

ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr. P.J.

CLERK OF COURT
COLUMBIA COUNTY

2020 JUL 14 P 12:38

PROthonary
FILED

TX Result Report

P 1

05/21/2020 11:59

Serial No. A6VF011029028

TC:00083329

Addressee	Start Time	Time	Prints	Result	Note
918663819549	05-21 11:56	00:02:49	004/004	OK	ORG

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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE - P.O. BOX 380
 BLOOMSBURG, PA 17815
 FAX: (570) 389-5625

PHONE
 (570) 389-5622

24 HOUR PHONE
 (570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: RAS	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 1-866-381-9549	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order on Sheriff Sale

Smith - 2019 ED 143

Brown - 2020 ED 19

Winter - 2019 ED 108

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

CLERK OF COURT
COLUMBIA COUNTY
2020 MAY 20 P 1:48
RECEIVED
JUDICIAL DISTRICT

BY THE COURT



Thomas A. James, Jr. P.J.

Michelle M. Zelina, Esq. *,+,#
Jenine R. Davey, Esq. *,#
Steven D. Krol, Esq. *
David Neeren, Esq. *,#
Monika Pundalik, Esq. *
Naser Selmanovic, Esq. *
Brandon Pack, Esq. *,#
Jennifer A. Stead, Esq. *,^
Christopher Ford, Esq. *
Walter Gouldsbury, Esq. *, ^, #, -
Micah Pakay, Esq. *
Lana Sukhman, Esq. *,^
James DiMaggio, Esq. *,#
Laura M. Egerman, Esq. *
Aleisha Jennings, Esq. *
Amira Irfan, Esq. *,+,#
Melissa Crotty, Esq. *
Robert Flacco, Esq. #
Harold Kaplan, Esq. *,#
Shantey Myers, Esq. #
Shauna Deluca *,+,^
Abraham Vais *,+

* Admitted in NJ
+ Admitted in FL
Admitted in PA
- Admitted in CA
^ Admitted in NY



133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Member of New York Bar
Jim L. Robertson, Esq.*
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

*Deceased

COLUMBIA County Sheriff's Office

Re: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST vs. GREGORY WINTER
COLUMBIA County
Docket No.: 2019-CV-969

Dear Sir or Madam:

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance in this matter.

Very truly yours,

Christina DelRossi
Legal Assistant

Enclosures

cc: GREGORY WINTER

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

19-357348 - ChD

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Flacco, Esquire (325024)
Jenine Davey, Esquire (87077)
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Plaintiff,

vs.

GREGORY WINTER

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

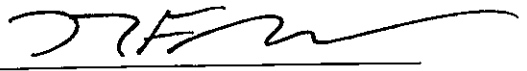
NO: 2019-CV-969

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **03/25/2020** for the above captioned matter has been continued
until **05/27/2020** at 9:00 a.m.

Date: 5/20/2020

RAS Citron, LLC

By: 

☒ Robert Flacco, Esq. (325024)

☐ Jenine Davey, Esquire (87077)

Attorneys for Plaintiff

2020-MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

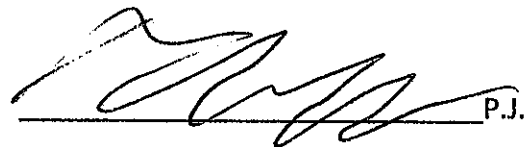
AND NOW, this 20th day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

A handwritten signature in black ink, appearing to be 'Thomas A. James, Jr.', written over a horizontal line. To the right of the signature is the text 'P.J.'.

Thomas A. James, Jr.

FILED
PROTHONOTARY
2020 MAR 20 P 3:15
CLERK OF COURTS
COUNTY OF COLUMBIA

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

March 4, 2020

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: GREGORY A. WINTER
752 Poplar Street
Bloomsburg, PA 17815

DOCKET NO. 2019-CV-969 & 2019-ED-108

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's sale on March 25, 2020. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$296.58.

If you require any further information, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,



Amy Seamans
Billing and Collections Director

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36492

WINTER GREGORY A
752 POPLAR STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20000 -6064
Location: 752 POPLAR STREET
Parcel Id: 05E-02 -199-00,000

Assessment: 23,773
Balances as of 02/13/2020

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Flacco, Esquire
ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

FILED
NOTARARY

2020 JAN 28 P 1:12

CLERK OF COURTS
COUNTY OF COLUMBIA

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

Plaintiff,

vs.

GREGORY WINTER

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **01/29/2020** for the above captioned matter has been continued
until **3/25/2020 at 9:00am.**

RAS Citron, LLC

Date: 1/27/2020

By: 

Robert Flacco, Esq.
ID No. 325024
Attorney for Plaintiff

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, published on dates listed below, 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV989

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

WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a post on the West side of Poplar Street and Lot No. 28, and running thence along said Street South 30 1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Barton land south 59 1/2 degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 1/2 degrees East a distance of 50 feet to Lot No. 28 aforesaid; and running along said Lot No. 28 North 59 1/2 degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg. BEING KNOWN AS 752 POPLAR STREET, BLOOMSBURG PA 17815. PROPERTY ID: 02-199-00,000.

TITLE TO SAID PREMISES IS VESTED IN GREGORY A. WINTER BY DEED FROM LINDA J. NAUROTH AND CARL NAUROTH, HUSBAND AND WIFE, DATED JUNE 7, 2000 RECORDED JUNE 27, 2000 IN INSTRUMENT NO. 200006084. TO BE SOLD AS PROPERTY OF: GREGORY WINTER 19-957348-Jeh

PROPERTY ADDRESS: 752 POPLAR STREET, BLOOMSBURG, PA 17815
UR / TAX PARCEL NUMBER: 02-199-00,000

Seized and taken into execution to be sold as the property of GREGORY A. WINTER in suit of WILMINGTON SAVING FUND SOCIETY.

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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
RAS CITRON LLC
MT. LAUREL, NJ

Ad Text: WINTER SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed before me
this 23 day of January, 2020.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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.

Michelle M. Zelina, Esq. *,+,#
Jenine R. Davey, Esq. *#
Steven D. Krol, Esq. *
David Neeren, Esq. *,#
Monika Pundalik, Esq. *
Naser Selmanovic, Esq. *
Brandon Pnck, Esq. *,#
Jennifer A. Stend, Esq. *,^
Christopher Ford, Esq. *
Walter Gouldsbury, Esq. *, ^, #, -
Micali Pakny, Esq. *
Lana Sukhman, Esq. *,^
James DiMaggio, Esq. *,#
Laura M. Eggerman, Esq. *
Aleisha Jennings, Esq. *
Amira Irfan, Esq. *,+,#
Melissa Crotty, Esq. *
Robert Crawley, Esq. #
Robert Flacco, Esq. #
Harold Kaplan, Esq. *,#
Shanney Myers, Esq. #
Shauna Deluca *,+,^
Abraham Vais *,+

* Admitted in NJ
+ Admitted in FL
Admitted in PA
- Admitted in CA
^ Admitted in NY



133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Member of New York Bar
Jim L. Robertson, Esq.*
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

*Deceased

January 24, 2020

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST vs. GREGORY WINTER
Docket: 2019-CV-969
Property Address: 752 POPLAR STREET, BLOOMSBURG PA, 17815
Our File No.: 19-357348 - JeH

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 01/29/2020 be postponed until 3/25/2020.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@rasnj.com

Very Truly Yours,

Jessica Hanlon
Provest NJ

19-357348 - JeH



Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

January 7, 2020

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: GREGORY A. WINTER
752 Poplar Street
Bloomsburg, PA 17815

DOCKET NO. 2019-CV-969 & 2019-ED-108

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on January 29, 2020. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$296.58**.

If you require any further information, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,



Amy Seamans
Billing and Collections Director

SHERIFF'S SALE COST SHEET

19- 969

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>367.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1329.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1579.80</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2144.05

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVING FUND SOCIETY
vs.
GREGORY A. WINTER

Case Number
2019CV969

SHERIFF'S RETURN OF SERVICE

12/02/2019 12:50 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 752 POPLAR STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019

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

Sarah Jane Klingaman

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

(c) CountySuite Sheriff, Teleasoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 752 POPLAR STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-2-19

Time:

12:50

Deputy:

5

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV969

752 POPLAR STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




WILMINGTON SAVING FUND SOCIETY
vs.
GREGORY A. WINTER

Case Number
2019CV969

SHERIFF'S RETURN OF SERVICE

10/02/2019 03:13 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: GREGORY A. WINTER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 03, 2019

NOTARY

Affirmed and subscribed to before me this

3RD day of OCTOBER, 2019

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



Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT LAUREL, NJ 08054

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 10/07/19

Account:

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

Ad ID: 1180472
Description: **WINTER SALE**
Run Dates: **01/08/20 to 01/22/20**
Class: **2**
Age Lines: **204**
Blind Box:

Total Ad Cost \$1,329.80
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/08/20	01/22/20	3	\$1,329.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV969

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

WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30 1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Carton land south 59 1/2 degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 1/2 West a distance of 50 feet to Lot No. 26 aforesaid; and running along said Lot No. 26 North 59 1/2 degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg. BEING KNOWN AS: 752 POPLAR STREET, BLOOMSBURG PA 17815
PROPERTY ID: 02-199-00,000
TITLE TO SAID PREMIS IS VESTED IN GREGORY A. WINTER BY DEED FROM LINDA J. NAUROTH AND CARL NAUROTH, HUSBAND AND WIFE, DATED JUNE 7, 2000 RECORDED JUNE 27, 2000 IN INSTRUMENT NO. 200006064 TO BE SOLD AS PROPERTY OF: GREGORY WINTER
19-357348 -Jeh

PROPERTY ADDRESS: 752 POPLAR STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 02-199-00,000

Seized and taken into execution to be sold as the property of GREGORY A. WINTER in suit of WILMINGTON SAVING FUND SOCIETY.

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:
RAS CITRON LLC
MT. LAUREL, NJ

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-381-9549
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2019-CV-969

2019-ED-108

CERTIFICATION

The undersigned attorney hereby states that he 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:

- ☒ (X) Act 91 procedures have been fulfilled.
- ☐ () Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- ☐ () Act 91 is not applicable to this matter as the premises is non-owner occupied.
- ☐ () Act 91 is not applicable to this matter as the premises is vacant.
- ☐ () Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

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

By: 

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

REAL ESTATE OUTLINE

ED # 2019 ED 108

DATE RECEIVED 9-18-19
DOCKET AND INDEX 2019 CV 969

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>6776</u>

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

SALE DATE Jan. 29th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan. 8 2020</u>
	2 ND WEEK	<u>Jan. 15 2020</u>
	3 RD WEEK	<u>Jan. 22 2020</u>

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 10-4-19

Re: Sheriff's Sale Advertising Dates

Wilmington Saving Fund vs. Gregory A. Winter
No. 108 of 2019 E.D. and No. 969 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Jan. 8th 2020

2nd Week Jan. 15th 2020

3rd Week Jan. 22nd 2020

SALE DATE: Jan. 29th 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*CCSU
Served @ 35 West Main St.
Bloomsburg*

Serve To:

Name: GREGORY A. WINTER

Primary Address: 752 POPLAR STREET
BLOOMSBURG, PA 17815

Phone: 570-336-4040

DOB: 10/22/1968

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/2/19

Time: 3:13

Deputy: 8

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:	9/23/19	9/24/19	9/25/19	9/25/19		
Time:	1124	1116	1116	1405		
Mileage:						
Deputy:	4	4	4	4		

Service Attempt Notes:

1. No one home
2. CALLED, LEFT MESSAGE
3. CALLED, LEFT MESSAGE
4. Y/C LITIGATOR UNSURE IF HE STILL LIVES @ ADDRESS - POST OFFICE - NO
- 5.
6. will pln after fair week 9/25/19 - SJK

WINTER, GREGORY A.

2019CV969

752 POPLAR STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served @ 35 West Main St. -> CCSO
Bloomsburg

Serve To:

Name: OCCUPANT

Primary Address: 752 POPLAR STREET
BLOOMSBURG, PA 17815

Phone: 570-336-4040

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Gregory A. Winter

Relation: Occupant

Date: 10/2/19

Time: 3:13

Deputy: 8

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2019CV969

752 POPLAR STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



133 Gaither Dr., Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

COLUMBIA County Sheriff's Office

Re: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST vs. GREGORY WINTER; COLUMBIA County
Docket No.: 2019-CV-969

Dear Sir or Madam:

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance in this matter.

Very truly yours,

Jessica Hanlon,
Legal Assistant

Enclosures

cc: GREGORY WINTER

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Flacco, Esquire
ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Plaintiff,

vs.

GREGORY WINTER

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **01/29/2020** for the above captioned matter has been continued
until **3/25/2020 at 9:00am.**

Date: 1/27/2020

RAS Citron, LLC

By: 

Robert Flacco, Esq.
ID No. 325024
Attorney for Plaintiff

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Flacco, Esquire
ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Plaintiff,

vs.

GREGORY WINTER

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

Certificate of Filing

On this day, I filed with the Prothonotary of COLUMBIA County a copy of the NOTICE OF
THE DATE OF CONTINUED SHERIFF'S SALE in the above-captioned matter.

Date: 1/27/2020

RAS Citron, LLC

By: 

Robert Flacco, Esq.
ID No. 325024
Attorney for Plaintiff

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Flacco, Esquire
ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Plaintiff,

vs.

GREGORY WINTER

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

CERTIFICATE OF SERVICE

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

RAS Citron, LLC

Date: 1/27/2020

By: 

Robert Flacco, Esq.
ID No. 325024
Attorney for Plaintiff

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Flacco, Esquire
ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Plaintiff,

vs.

GREGORY WINTER

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

CERTIFICATE OF COMPLIANCE

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

Date: 1/27/2020

RAS Citron, LLC

By: 

Robert Flacco, Esq.
ID No. 325024
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV969

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

WEDNESDAY, JANUARY 29, 2020
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30-1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Carton land south 59 1/2 degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 1/2 West a distance of 50 feet to Lot No. 26 aforesaid; and running along said Lot No. 26 North 59 1/2 degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg.
BEING KNOWN AS: 752 POPLAR STREET, BLOOMSBURG PA 17815
PROPERTY ID: 02-199-00,000
TITLE TO SAID PREMISIS IS VESTED IN GREGORY A. WINTER BY DEED FROM LINDA J. NAUROTH AND CARL NAUROTH, HUSBAND AND WIFE, DATED JUNE 7, 2000 RECORDED JUNE 27, 2000 IN INSTRUMENT NO. 200006064
TO BE SOLD AS PROPERTY OF: GREGORY WINTER
19-357348 - JeH

PROPERTY ADDRESS: 752 POPLAR STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 02-199-00,000

Seized and taken into execution to be sold as the property of GREGORY A. WINTER in suit of WILMINGTON SAVING FUND SOCIETY.

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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Case Number: 2019-CV-969

Judgment Amount: \$44,444.83

Attorney: RAS Citron, LLC – Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Legal Description

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30-1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Carton land south 59 ½ degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 ½ degrees West a distance of 50 feet to Lot No. 26 aforesaid; and running along said Lot No. 26 North 59 ½ degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg.

BEING KNOWN AS: 752 POPLAR STREET, BLOOMSBURG PA 17815

PROPERTY ID: 02-199-00,000

TITLE TO SAID PREMISIS IS VESTED IN GREGORY A. WINTER BY DEED FROM LINDA J. NAUROTH AND CARL NAUROTH, HUSBAND AND WIFE, DATED JUNE 7, 2000 RECORDED JUNE 27, 2000 IN INSTRUMENT NO. 200006064

TO BE SOLD AS PROPERTY OF: GREGORY WINTER

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2019-CV-969

2019-ED-108

AFFIDAVIT PURSUANT TO RULE 3129.1

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 752 POPLAR STREET, BLOOMSBURG PA 17815.

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

NONE.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
9990 RICHMOND, HOUSTON, TX 77042

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

NONE.

19-357348 - JeH

COPY

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:

COMMONWEALTH OF PA, DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE, P.O. BOX 28130, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS
752 POPLAR STREET, BLOOMSBURG PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
11 W MAIN ST, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W MAIN ST, BLOOMSBURG, PA 17815

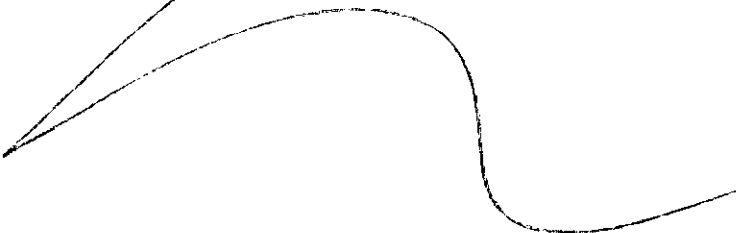
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE.

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.

By: 

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com



RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-381-9549
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2019-CV-969

2019-ED-108

CERTIFICATION

The undersigned attorney hereby states that he 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:

- ☒ (X) Act 91 procedures have been fulfilled.
- ☐ () Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- ☐ () Act 91 is not applicable to this matter as the premises is non-owner occupied.
- ☐ () Act 91 is not applicable to this matter as the premises is vacant.
- ☐ () Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

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

By: _____

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 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: SKECKY EVANS

Relation: CLEL

Date: 9/19/19

Time: 1510

Deputy: 4

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV969

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MAIL BOX

Relation:

Date:

7/19/19

Time:

1330

Deputy:

4

Mileage:

Attorney / Originator

Name: RAS CITRON LLC

Phone:

Service Attempts

Date:

Time:

Mileage:

Deputy:

1	2	3	4	5	

Service Attempt Notes

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

WARD, MARY F.

2019CV969

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

Primary Address: 1000 MARKET STREET
SUITE 9
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amy SEAMANS

Relation: Clerk

Date: 9/19/19

Time: 1345

Deputy: 4

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2019CV969

1000 MARKET STREET, SUITE 9, BLOOMSBURG, PA 178 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVING FUND SOCIETY
vs.
WINTER, GREGORY A.

Case Number
2019CV969

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge: SHELLEY FETTLER

Relation: CLERK

Date: 9/19/19

Time: 0312

Deputy: 4

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV969

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

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2019-CV-969

2019-ED-108

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE 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 752 POPLAR STREET, BLOOMSBURG PA 17815 is scheduled to be sold at the Sheriff's Sale on January 29, 2020 at 9:00 AM, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$44,444.83, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the new date will be announced at the time of sale.

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 cancelled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
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 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 855-225-6906.
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 855-225-6906.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.
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.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-692-7375

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-381-9549
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2019-CV-969

2019-ED-108

LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

RAS Citron, LLC
Attorneys for Plaintiff

Date: _____

9/17/2019

Robert Crawley, Esq. ID No. 319712

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2019-CV-969

2019-ED-108

AFFIDAVIT PURSUANT TO RULE 3129.1

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 752 POPLAR STREET, BLOOMSBURG PA 17815.

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

NONE.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
9990 RICHMOND, HOUSTON, TX 77042

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

NONE.

19-357348 - JeH

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:

COMMONWEALTH OF PA, DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE, P.O. BOX 28130, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS
752 POPLAR STREET, BLOOMSBURG PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
11 W MAIN ST, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W MAIN ST, BLOOMSBURG, PA 17815

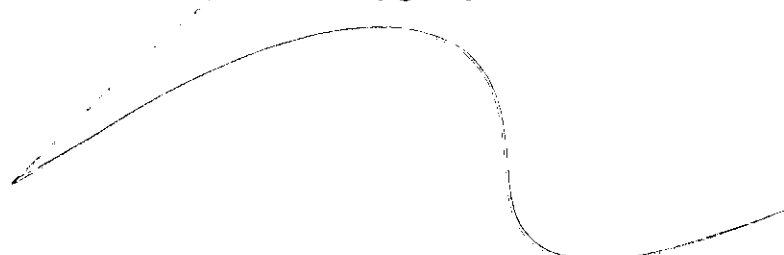
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE.

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.

By: 

RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com



RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

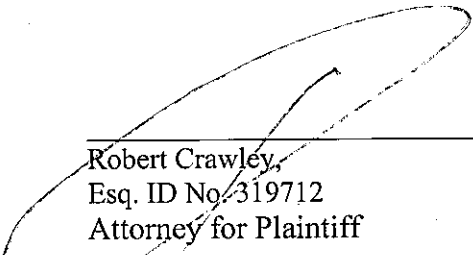
NO: 2019-CV-969

2019-ED-108

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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: 9/17/2019


Robert Crawley,
Esq. ID No. 319712
Attorney for Plaintiff

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2019-CV-969

2019-ED-108

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWN OF
BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 752 POPLAR STREET, BLOOMSBURG PA 17815

BEING PARCEL NUMBER: 02-199-00,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC
Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Case Number: 2019-CV-969

Judgment Amount: \$44,444.83

Attorney: RAS Citron, LLC – Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Legal Description

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30-1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Carton land south 59 ½ degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 ½ degrees West a distance of 50 feet to Lot No. 26 aforesaid; and running along said Lot No. 26 North 59 ½ degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg.

BEING KNOWN AS: 752 POPLAR STREET, BLOOMSBURG PA 17815

PROPERTY ID: 02-199-00,000

TITLE TO SAID PREMISIS IS VESTED IN GREGORY A. WINTER BY DEED FROM LINDA J. NAUROTH AND CARL NAUROTH, HUSBAND AND WIFE, DATED JUNE 7, 2000 RECORDED JUNE 27, 2000 IN INSTRUMENT NO. 200006064

TO BE SOLD AS PROPERTY OF: GREGORY WINTER

RAS Citron, LLC
ATTORNEYS FOR PLAINTIFF
Robert Crawley, Esq., ID No. 319712
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
E-mail: rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2019-CV-969

2019-ED-108

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), GREGORY WINTER, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

The Affidavit lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s), to enable a search.

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

Dated: 9/17/2019

RAS Citron, LLC - Attorney for Plaintiff

Robert Crawley, Esq. - Attorney ID No. 319712

RAS CITRON, LLC
Attorneys for Plaintiff
Robert Crawley Esq., Id No: 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by and through its undersigned counsel, avers that:

1. On N/A, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant by a private process server. A copy of the service return is attached hereto and made part hereof as Exhibit "A."
2. On October 3, 2019, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

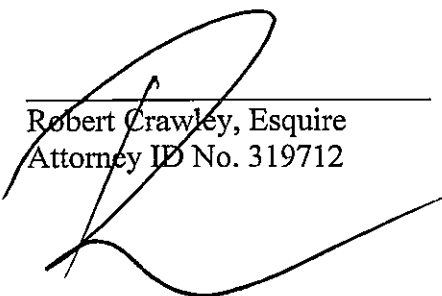
All Notices were served within the time limits set forth by Pa. Rule C.P. 3129.

I verify that the statements made in this affidavit are true and correct to the best of my 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.

Dated:

RAS Citron, LLC

12/13/2019


Robert Crawley, Esquire
Attorney ID No. 319712

RAS Citron, LLC
Robert Crawley Id No: 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Attorneys for Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY NO: 2019-CV-969
v.	
GREGORY WINTER Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff in the above action, by the undersigned attorney, **RAS CITRON, LLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **752 POPLAR STREET BLOOMSBURG, PA 17815**.

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

Gregory Winter
752 Poplar Street
Bloomsburg, PA 17815

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

Gregory Winter
752 Poplar Street
Bloomsburg, PA 17815

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

None

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
9990 Richmond
Houston, TX 77042

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:

Columbia County Tax Claim Bureau
11 W. Main Street
Bloomsburg, PA 17815

Columbia County Domestic Relations Section
11 West Main Street
Bloomsburg, PA 17815

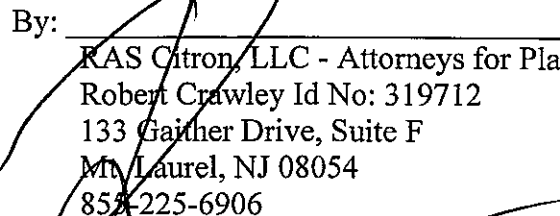
Commonwealth of PA, Department of Revenue
Bureau of Compliance, P.O. Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
752 Poplar Street
Bloomsburg, PA 17815

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

Carl Nauroth and Linda J. Nauroth
340 Hillside Drive
Bloomsburg, PA 17815

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.

By: 
RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley Id No: 319712
133 Gaither Drive, Suite F
Mt Laurel, NJ 08054
856-225-6906

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

v.

GREGORY WINTER
Defendant(s)

AFFIDAVIT OF SERVICE

The undersigned, on behalf of Plaintiff, hereby certifies he did serve upon Defendant(s) a true and correct copy of the above-captioned Notice of Sale in accordance with the Court Order dated October 16, 2019, as follows:

By sending certified and regular mail on October 25, 2019 at the address of:

752 POPLAR STREET, BLOOMSBURG, PA 17815.

By posting to the mortgaged premises on October 29, 2019 at the address of:

752 POPLAR STREET, BLOOMSBURG, PA 17815

The proofs of service are attached hereto as Exhibit "A".

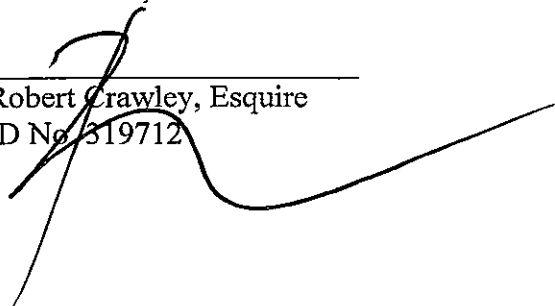
The undersigned verifies that the statements made in this affidavit are true and correct to the best of his personal knowledge or information and belief. The undersigned understands that false statements herein are made subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

12/13/2019

Respectfully submitted,
RAS Citron, LLC

Robert Crawley, Esquire
ID No. 319712



Wilmington Savings Fund Society, FSB dba Christiana Trust, et. al.,
Plaintiff(s)

vs.

Gregory Winter, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 155384-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Gregory Winter, by posting
Court Case No. Columbia Co 2019-CV-969

RAS CITRON LLC

Ms. Henrietta Crommarty

133 Gaither Dr., Ste. F

Mount Laurel, NJ 08054

State of: Pa ss.

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 29 day of October, 20 19, at 1030 o'clock A M

Place of Service: at 752 Poplar Street, in Bloomsburg, PA 17815

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Gregory Winter, by posting

Person Served, and
Method of Service:

☐ By personally delivering them into the hands of the person to be served.

☒ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Gregory Winter, by posting

at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:

Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____

☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

Y Denise Hinkle
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

31 day of OCT, 20 19

Notary Public

(Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp, Berks County
My commission expires November 18, 2021

Exhibit A

RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
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Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2019-CV-969

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE 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 752 POPLAR STREET, BLOOMSBURG PA 17815 is scheduled to be sold at the Sheriff's Sale on JANUARY 29, 2020 at 9:00 AM, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$44,444.83, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the new date will be announced at the time of sale.

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 cancelled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call:
855-225-6906.
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 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.)

19-357348 - JeH

Exhibit A

**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 855-225-6906.
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 855-225-6906.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.
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.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-692-7375

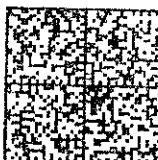
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

CERTIFIED MAIL®



7019 0140 0000 5552 5570

Gregory Winter
752 Poplar Street
Bloomsburg, PA 17815

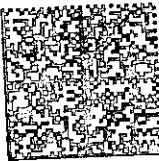


UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 006.80
0000922703 OCT 26 2019
MAILED FROM ZIP CODE 08054

Exhibit A

[Handwritten signature]

Name and Address of Sender		RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1	2019-CV-969	Gregory Winter 752 Poplar Street Bloomsburg, PA 17815											
2													
3	01/29/2020												
4													
5													
6													
7													
8													
9													
10													
11													
12													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)									
1		1		S									
PS Form 3877, February 1994				Form Must be Completed by Typewriter, Ink or Ball Point Pen									



The full identification of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of damaged merchandise is \$50,000 per piece subject to a limit of \$500,000 per declaration. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R000, S913, and S921 for limitations of coverage on insured and registered mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

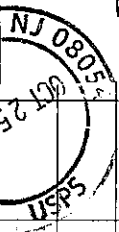


Exhibit A

Gregory Winter - RAS #19-357348 (Columbia County)

RAS CITRON, LLC
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): GREGORY WINTER

Property: 752 POPLAR STREET BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$44444.83

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on January 29, 2020 at 09:00AM, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

Name and Address of Sender		RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret Del Fee
1	2019-CV-969	Columbia County Tax Claim Bureau 11 W. Main Street, Bloomsburg, PA 17815											
2		Columbia County Domestic Relations Section 11 W. Main Street, Bloomsburg, PA 17815											
3	01/29/2020	Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230											
4		Tenants/Occupants 752 Poplar Street, Bloomsburg, PA 17815											
5		Carl Nauroth and Linda J. Nauroth 340 Hillside Drive, Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							
5		5		N. Blaney									
PS Form 3877, February 1994				Form Must be Completed by Typewriter, Ink or Ball Point Pen									

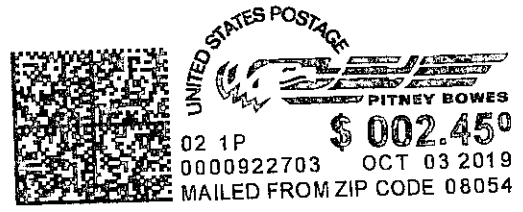
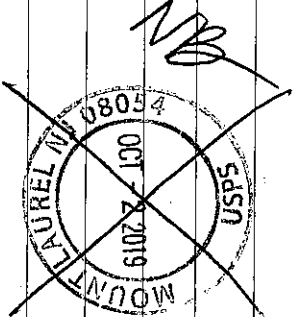
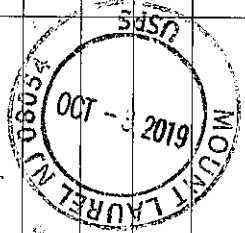


Exhibit B

Gregory Winter - RAS #19-357348 (Columbia County)

IN THE COURT OF COMMON PLEAS IN COLUMBIA COUNTY
COMMONWEALTH OF PENNSYLVANIA

WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2019-CV-969

FILED
PROTHONOTARY
2019 OCT 17 A 11:00
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 16th day of October, 2019, upon consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby **ORDERED** that pursuant to Pa.R.C.P. 430(a) service of the Notice of Sale is permitted on Defendant, Gregory Winter by posting the mortgaged premises at:

752 POPLAR STREET, BLOOMSBURG, PA 17815

And by mailing by certified and regular mail to the last known address of the Defendant as follows:

752 POPLAR STREET, BLOOMSBURG, PA 17815

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

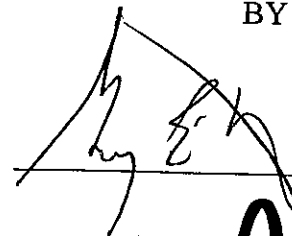

J.

Exhibit C



Michelle M. Zelina, Esq. *,+,#
Jenine R. Davey, Esq. *,#,+
Steven D. Krol, Esq. *
David Neeren, Esq. *,#
Monika Pundalik, Esq. *
Naser Selmanovic, Esq. *
Brandon Pack, Esq. *,#
Jennifer A. Stead, Esq. *,^
Christopher Ford, Esq. *
Walter Gouldsbury, Esq. *, ^, #, -
Micah Pakay, Esq. *
Lana Sukhman, Esq. *, ^
James DiMaggio, Esq. *, #
Laura M. Eggerman, Esq. *
Aleisha Jennings, Esq. *
Amira Irfan, Esq. *,+,#
Shannon Dobel, Esq. *,+,^
Melissa Crotty, Esq. *
Robert Crawley, Esq. #
Robert Flacco, Esq. #
Philip Aimutus, Esq. *
Harold Kaplan, Esq. *, #
Lauren Karl, Esq. *, #
Shanney Myers, Esq. #

* Admitted in NJ
+ Admitted in FL
Admitted in PA
- Admitted in CA
^ Admitted in NY



133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906
Facsimile 866-381-9549

Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Member of New York Bar
Jim L. Robertson, Esq.
Member of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

Columbia County Sheriff's Office
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

Re: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
V. GREGORY WINTER
Columbia County Docket No. 2019-CV-969

Dear Sir or Madam:

INSTRUCTIONS FOR SERVICE:

Please be informed that our office will using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service. Please only post the Handbill.

Thank you for your assistance in this matter.

Sincerely,

Jessica Hopely
Legal Assistant

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

Michelle M. Zelina, Esq. *,+,#
 Jenine R. Davey, Esq. *,#,+
 Steven D. Krol, Esq. *
 David Neeren, Esq. *,#
 Monika Pundalik, Esq. *
 Naser Selmanovic, Esq. *
 Brandon Pack, Esq. *,#
 Jennifer A. Stead, Esq. *,^
 Christopher Ford, Esq. *
 Walter Gouldsbury, Esq. *, ^, #, -
 Micah Pakay, Esq. *
 Lana Sukhman, Esq. *,^
 James DiMaggio, Esq. *,#
 Laura M. Eggerman, Esq. *
 Aleisha Jennings, Esq. *
 Amira Irfan, Esq. *,+,#
 Shannon Dobel, Esq. *,+,^
 Melissa Crotty, Esq. *
 Robert Crawley, Esq. #
 Robert Flacco, Esq. #
 Philip Almutus, Esq. *
 Harold Kaplan, Esq. *,#
 Lauren Karl, Esq. *,#
 Shanney Myers, Esq. #



133 GAITHER DRIVE, SUITE F
 MT. LAUREL, NJ 08054
 855-225-6906
 Facsimile 866-381-9549

Richard M. Citron, Esq.
 Member of New Jersey Bar
 Member of Pennsylvania Bar
 Member of New York Bar
 Jim L. Robertson, Esq.
 Member of Texas Bar
 Everett L. Anschutz, Esq.
 Member of Texas Bar
 David J. Schneid, Esq.
 Member of Florida Bar

* Admitted in NJ
 + Admitted in FL
 # Admitted in PA
 - Admitted in CA
 ^ Admitted in NY

Columbia County Sheriff's Office
 35 WEST MAIN STREET, BLOOMSBURG, PA 17815

Re: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
 INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
 V. GREGORY WINTER
 Columbia County Docket No. 2019-CV-969

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RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-381-9549
rcrawley@rasnj.com

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Plaintiff

v.

GREGORY WINTER
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2019-CV-969

2019-ED-108

LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

GREGORY WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815

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

Date: _____

9/17/2019

RAS Citron, LLC
Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Document Receipt

Trans #	17140	Carrier / service:	USPS Server	First-Class Mail®	9/19/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000167106

Doc Ref #: 2019ED108

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000167090

Doc Ref #: 2019ED108

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000167090

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Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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Doc Ref #: 2019ED108

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HARRISBURG PA 17105

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000167083

Doc Ref #: 2019ED108

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17137	Carrier / service:	USPS Server	First-Class Mail®	9/19/2019 12:00:00 AM
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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000167076

Doc Ref #: 2019ED108

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000167069

Doc Ref #: 2019ED108

Postage 5.6000

PHILADELPHIA PA 19106



PA Cost Advance Account
130 Clinton Road, Suite 202
Fairfield, NJ 07004

*****One thousand three hundred fifty and 00/100 USD*****

PAY TO THE ORDER OF Columbia County Sheriff's Office
35 West Main Street
Bloomsburg

Date 09/17/2019

6776
63-4413/2670

PA 17815

Memo

Sheriff Sale D/2019-CV-969/LN#***26792WINTER, GREGORY
JPMorgan Chase Bank, N.A.
Miami, FL

⑈6776⑈

⑈26708413⑈

260179707⑈

AUTHORIZED SIGNATURE

***1,350.00**