

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 236176
Customer:
SHERIFF

Invoice Date: 02/20/2020 2:40:38 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202001406 02/20/20 2:40:40 PM	BENTON TOWNSHIP
	Grantor - LOZANO, ALEX R			
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$2,848.61			
	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 DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8789 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

BANK OF AMERICA NA

VS. ALEX & MIGDALIA LOZANO

NO. 123-2019 ED

NO. 864-2019 JD

DATE/TIME OF SALE: JANUARY 29, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2792,75

POUNDAGE - 2% OF BID \$ 55,86

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2848.61

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2848.61

LESS DEPOSIT: \$ 1350.60

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1498.61

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
ALEX LOZANO
MIGDALIA LOZANO

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, January 29, 2020

Writ of Execution No. : 2019CV864

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878

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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,755.50
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Other	\$58.00
Total Sheriff Costs	\$2,721.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,792.75**

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



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
deedinstructions@phelanhallinan.com

January 29, 2020

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

Re: MIGDALIA LOZANO
ALEX R. LOZANO
3917 MAPLE GROVE ROAD, STILLWATER, PA 17878-9307
2019-CV-864

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Sierra May".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1045295

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY	
State Tax Paid	
Book	Page
Instrument Number	
Date Recorded	

SECTION I	TRANSFER DATA
------------------	----------------------

Date of Acceptance of Document <i>1/30/2020</i>					
Grantor(s)/Lessor(s) Timothy Chamberlain		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION	
Telephone Number 1-215-575-1400					
Mailing Address PO Box 380, W. Main Street			Mailing Address PO Box 650043		
City Bloomsburg	State PA	ZIP Code 17815	City Dallas	State TX	ZIP Code 75265

SECTION II	REAL ESTATE LOCATION
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Street Address 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878-9307		City, Township, Borough BENTON TOWNSHIP	
County COLUMBIA	School District BENTON AREA SCHOOL DISTRICT	Tax Parcel Number 03 04B00104	

SECTION III	VALUATION DATA
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Was transaction part of an assignment or relocation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1. Actual Cash Consideration \$ 2,792.75 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,792.75
4. County Assessed Value \$ 17292.00	5. Common Level Ratio Factor X 4.41	6. Computed Value = \$76,257.72

SECTION IV	EXEMPTION DATA - Refer to instructions for exemption status
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1a. Amount of Exemption Claimed = \$76,257.72	1b. Percentage of Grantor's Interest in 100% + -0-	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or interstate 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, merge or division. (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
- This is an exempt transaction based on P.S. Sect. 91 (b)(1)(v) and 12 U.S.C. Sect. 1723a (c)(2). This is a government instrumentality.

SECTION V	CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:
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Name Phelan Hallinan Diamond & Jones, LLP		Telephone Number 215-563-7000	
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza		City Philadelphia	State PA
		ZIP Code 19103	

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 <i>Sienna Shapiro</i>	Date <i>1/30/2020</i>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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. 2018CV864

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 of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit: BEGINNING at a concrete post set at the northeast corner of Lot No. 3; THENCE north one degrees thirty minutes west one hundred forty (140.0) feet to a stake corner; THENCE south eighty-two degrees 0 minutes west three hundred three feet to the center of Fish-creek; THENCE along same, south twelve degrees 0 minutes east one hundred forty (140.0) feet to a corner; THENCE along the line of lands of Lot No. 3, north eighty-two degrees 0 minutes east two hundred ninety (290.0) feet to the place of BEGINNING and CONTAINING forty thousand one hundred square feet of land, more or less. It being Lot No. 4 of Plot of Lots prepared in accordance with Draft of Survey dated June 9, 1970 as the same will be found more fully of record in Columbia County Map Book I, Page 673. TITLE TO SAID PREMISES IS VESTED Alex R. Lozano and Migdalia Lozano, h/w, by Deed from Anthony P. Amodei, Sr. and Isabella V. Amodei, h/w, Dated 07/13/2007, Recorded 07/16/2007, Instrument No. 200707169, Tax Parcel: 03 04800104, Premises Being: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878-9307

PROPERTY ADDRESS: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878
UPI / TAX PARCEL NUMBER 0304800104

Seized and taken into execution to be sold as the property of ALEX LOZANO, MIGDALIA LOZANO in suit of BANK OF AMERICA N.A.

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

Attorney for the Plaintiff:
KELAN HALLINAN, DIAMOND & JONES LLP TIMOTHY T. CHAMBERLAIN, Sheriff
PHILADELPHIA, PA 215-663-7000 COLUMBIA COUNTY, Pennsylvania

Ad Text: LOZANO, ALEX SHERIFF

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

James T Micklow

Sworn and subscribed to 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.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.
Plaintiff

vs.

MIGDALIA LOZANO
ALEX R. LOZANO
Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2019-CV-864
: No.: 2019-ED-123

ORDER

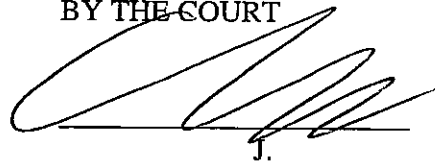
AND NOW, this 15 day of November, 2019 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc
pro tunc in this case as follows:

Principal Balance	\$53,505.87
Interest Through November 12, 2019	\$1,617.04
Late Charges	\$72.93
Legal fees	\$3,130.00
Cost of Suit and Title	\$997.75
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$105.00
Escrow Deficit	<u>\$2,100.99</u>
TOTAL	\$62,879.58

Plus interest at six percent per annum.

BY THE COURT



2019 NOV 18 A 9 42
PROTHONOTARY
CLERK OF COURTS
COUNTY OF COLUMBIA

1045295

SHERIFF'S SALE COST SHEET

19-864

vs. Lozano
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>492.50</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>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>150.00</u>
MISC. <u>Bulbs</u>	\$	
	\$	
TOTAL *****		\$ <u>58.00</u>

TOTAL COSTS (OPENING BID) \$ 2792.75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

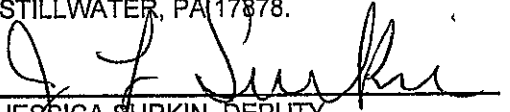


BANK OF AMERICA N.A.
vs.
ALEX LOZANO (et al.)

Case Number
2019CV864

SHERIFF'S RETURN OF SERVICE

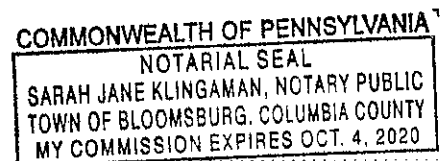
12/02/2019 04:09 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019



NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

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: 3917 MAPLE GROVE ROAD
STILLWATER, PA 17878

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/2/19

Time:

16:09

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV864

3917 MAPLE GROVE ROAD, STILLWATER, PA 17878 NO EXPIRATION

BUCKS SHERIFF'S RETURN

Case #: 2019-93392
Commenced: 10/24/2019
Caption: BANK OF AMERICA, N.A.
vs.
LOZANO, MIGDALIA

SERVICE REQUEST

Request #: 9571 (1 of 1)
Request Type: Out of County NOTICE OF SHERIFF'S SALE & DEBTOR'S RIGHTS
Entered: 11/12/2019 by COB\kweber
Requested By: BANK OF AMERICA, N.A.
UNKNOWN

Special Instructions: **SALE DATE & TIME : 01/29/2020 AT 9:00 AM**
Service To: MIGDALIA LOZANO

Zone: 2
Address: 805 BARCLAY AVENUE
MORRISVILLE, PA 19067

Municipality: Morrisville BOROUGH

Pick Up on 11/12/2019 4:06 PM by deputy Deputy Michael Parson

Served on 11/14/2019 8:13 AM by deputy Deputy Michael Parson

- Defendant personally served (A)(i)

Served To: Migdalia Lozano

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Case # 2019-93392-0000 12451910
Main (Public)
Code: 0 Judge:
Rcpt Z2250858 10/24/2019 10:11:50 AM

BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone: 123
Manner: Deputize 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: MIGDALIA LOZANO
Primary Address: 805 BARCLAY AVE
MORRISVILLE, PA 19067
Phone: DOB:
Alternate Address: 3917 MAPLE GROVE ROAD
STILLWATER, PA 17878
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge:
Relation:
Date:
Deputy:
Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, November 04, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Bucks County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

LOZANO, MIGDALIA

2019CV864

805 BARCLAY AVE, MORRISVILLE, PA 19067

NO EXPIRATION

11/12

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

November 13, 2019

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

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

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

Sincerely,

Sue Moran
Enclosure

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
BANK OF AMERICA, N.A.

COLUMBIA COUNTY

PH # 1045295

DEFENDANT
MIGDALIA LOZANO
ALEX R. LOZANO

SERVICE TEAM/ spl
COURT NO.: 2019-CV-864

SERVE ALEX R. LOZANO AT:
805 FARNSWORTH AVE
BORDENTOWN, NJ 08505

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: January 29, 2020

Previous Successful Service

SERVED

Served and made known to ALEX R. LOZANO, Defendant on the 6th day of November, 2019 at 6:50 o'clock PM, at 805 Farnsworth Ave in the manner described below:
Defendant personally served. MC - Bordentown NJ 08505

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

Relationship is _____

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

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

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

☐ _____ an officer of said Defendant's company

☐ Other: _____

Description: Age 50-55 Height 5-9 Weight 180 Race Hispanic Sex male Other Black Hair

I, Tanner Faley, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 11 day
of November, 2019

Tiffany M. Stephens
TIFFANY M. STEPHENS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 2/11/2021
NOT SERVED

Tanner Faley 11-7-19
Full Spectrum Services
400 Fellowship Road, Suite 220
Mount Laurel, NJ 08054
856-261-0349

Notary:

By:

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

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

☐ No Answer on 11-6 at 4:15 PM; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____.

Notary:

By:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	123
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Cathy Gordon
Primary Address:	85 Gordon Road Benton, PA 17814
Phone:	570-925-2517
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	11/13/19
Time:	1:15
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GORDON, CATHY

2019CV864

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	123
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 570-394-0929 - tenant			

Serve To:

Name:	OCCUPANT
Primary Address:	3917 MAPLE GROVE ROAD STILLWATER, PA 17878
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Amber Drummellir		
Relation:	Occupant		
Date:	11/13/19	Time:	12:30
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	11/8/19	11-8-19				
Time:	2:30					
Mileage:						
Deputy:	8	3				

Service Attempt Notes:

- 4C Home occupied
- called back - tenant - usually home during the day.
-
-
-
-

OCCUPANT

2019CV864

3917 MAPLE GROVE ROAD, STILLWATER, PA 17878

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	123
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 · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Debbie Miller	
Relation:	Clerk	
Date:	11/4/19	Time:
Deputy:	P	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV864

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 11/05/19

Account:

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

Ad ID: 1182952
Description: **LOZANO, ALEX SHERIFF**
Run Dates: **01/08/20 to 01/22/20**
Class: **2**
Agate Lines: **270**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,755.50

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV884

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 LIEING lot of land, situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit: BEGINNING at a concrete post set at the northeast corner of Lot No. 3, HUNTER north one degree thirty minutes west one hundred forty (140.0) feet to a stone corner, THENCE with its right hand degree 0 minutes west three hundred thirty feet to the center of Right-of-Way THENCE along same, north twelve degrees 0 minutes east one hundred forty (140.0) feet to a corner, THENCE along the line of corner of Lot No. 3, north eighty two degrees 0 minutes east two hundred ninety (290.0) feet to the place of BEGINNING and CONTAINING forty thousand one hundred square feet of land more or less it being Lot No. 4 of Plot of Lots prepared in accordance with Grant of Survey dated June 18, 1970 as the same will be found more fully of record in Columbia County Map Book 1, Page 6/2, (HILL TO SAND HILLS) IS VOL 113, Near N. Lozano and Magdalena Lozano, W/O by Deed from Anthony P. Amodeo, Sr. and Traciella V. Amodeo, H/W, Dated 07/13/2007, Recorded 07/16/2007, Instrument No. 200707180, Tax Parcel CG 0460010-1, Premises Being: 3917 MAPLE GROVE ROAD, STILLWATER, PA. 17878-9307

PROPERTY ADDRESS: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878
CITY / TAX PARCEL NUMBER: 030460010-1

Seized and taken into execution to be sold as the property of ALEX LOZANO, MAGDALIA LOZANO in suit of BANK OF AMERICA N.A.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash (paying 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:
MELAN HALLINAN DIAMOND & JONES LLP, TIMOTHY T. CHAMBERLAIN, Sheriff
PHILADELPHIA, PA 215-563-7000 COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

Bank of America, N.A.

v.

Migdalia Lozano
Alex R. Lozano

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-864

2019-ED-123

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 3917 Maple Grove Road, Stillwater, PA 17878-9307
(See Legal Description attached)

Amount Due

Interest from 10/02/2019 at \$8.80 per diem

Costs to be added

\$53,537.33

\$ _____

\$ _____

Dated

Oct. 24. 2019
(SEAL)

PH # 1045295

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

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

PH # 1045295

No.: 2019-CV-864

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Bank of America, N.A.

v.

Migdalia Lozano

Alex R. Lozano

WRIT OF EXECUTION
(Mortgage Foreclosure)


Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.


Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No. 203664
Attorney for Plaintiff

Address where papers may be served:

Migdalia Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 BARCLAY AVE
MORRISVILLE, PA 19067-7001

Alex R. Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 FARNSWORTH AVE
BORDENTOWN, NJ 08505

Complaint \$134.75 pd
Judgment \$25.00 pd
Writ \$25.00 pd
Satisfy \$10.00
Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	123
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; font-style: italic; font-size: 1.2em;">BUCKS CO. # 58.0</div>		

Serve To:

Name:	MIGDALIA LOZANO
Primary Address:	3917 MAPLE GROVE ROAD STILLWATER, PA 17878
Phone:	DOB:
Alternate Address:	805 BARCLAY AVE MORRISVILLE, PA 19067
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

LOZANO, MIGDALIA

2019CV864

3917 MAPLE GROVE ROAD, STILLWATER, PA 17878

NO EXPIRATION

BANK OF AMERICA, N.A.
PLAINTIFF

V.

MIGDALIA LOZANO
ALEX R. LOZANO
DEFENDANT(S)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **CASE NO. 2019-CV-864**
:
: **2019-ED-123**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

BANK OF AMERICA, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **3917 MAPLE GROVE ROAD, STILLWATER, PA 17878-9307**.

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

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

MIGDALIA LOZANO

3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 BARCLAY AVE
MORRISVILLE, PA 19067-7001

- Bucks Co.

ALEX R. LOZANO

3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 FARNSWORTH AVE
BORDENTOWN, NJ 08505

Cent mail

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

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

MIGDALIA LOZANO

3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 BARCLAY AVE
MORRISVILLE, PA 19067-7001

ALEX R. LOZANO

3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 FARNSWORTH AVE
BORDENTOWN, NJ 08505

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

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

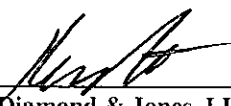
NONE.

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

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

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

Date: OCT 23 2019

By: 
Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)
NONE.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)
NONE.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)
NONE.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)
- | | |
|---|---|
| TENANT/OCCUPANT | 3917 MAPLE GROVE ROAD ✓
STILLWATER, PA 17878-9307 |
| COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION | 6TH FLOOR, STRAWBERRY SQ. X
DEPT 280601
HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM | P.O. BOX 8486 ✓
WILLOW OAK BUILDING
HARRISBURG, PA 17105 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE ✓
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES | P.O. BOX 2675 X
HARRISBURG, PA 17105 |
| INTERNAL REVENUE SERVICE ADVISORY | 1000 LIBERTY AVENUE ROOM 704 X
PITTSBURGH, PA 15222 |

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
LOZANO, ALEX (et al.)

Case Number
2019CV864

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	123
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ALEX LOZANO
Primary Address:	3917 MAPLE GROVE ROAD STILLWATER, PA 17878
Phone:	DOB:
Alternate Address:	moved to N.J. / cut marked
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	
Time:	
Deputy:	
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

LOZANO, ALEX

2019CV864

3917 MAPLE GROVE ROAD, STILLWATER, PA 17878

NO EXPIRATION

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: Nov. 1st 2019

Re: Sheriff's Sale Advertising Dates

Bank of America Vs. Migdalia : Alex Lozano

No. 123 of 2019 E.D. and No. 864 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Jan. 8th

2nd Week Jan. 15th

3rd Week Jan. 22nd

• SALE DATE: Jan. 29th 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV864

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 of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at a concrete post set at the northeast corner of Lot No. 3; THENCE north one degrees thirty minutes west one hundred forty (140.0') feet to a stake corner; THENCE south eighty-two degrees 0 minutes west three hundred three feet to the center of Fishingcreek; THENCE along same, south twelve degrees 0 minutes east one hundred forty (140.0') feet to a corner; THENCE along the line of lands of Lot No. 3, north eighty-two degrees 0 minutes east two hundred ninety (290.0') feet to the place of BEGINNING and CONTAINING forty thousand one hundred square feet of land, more or less. It being Lot No. 4 of Plot of Lots prepared in accordance with Draft of Survey dated June 9, 1970 as the same will be found more fully of record in Columbia County Map Book I, Page 673.

TITLE TO SAID PREMISES IS VESTED Alex R. Lozano and Migdalia Lozano, h/w, by Deed from Anthony P. Amedei, Sr. and Isabella V. Amedei, h/w, Dated 07/13/2007, Recorded 07/16/2007, Instrument No. 200707189.

Tax Parcel: 03 04B00104

Premises Being: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878-9307

PROPERTY ADDRESS: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 0304B00104

Seized and taken into execution to be sold as the property of ALEX LOZANO, MIGDALIA LOZANO in suit of BANK OF AMERICA N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2019ED123

DATE RECEIVED 10/24/19
DOCKET AND INDEX 2019 CV 864

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X

CK# 001779295

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

SALE DATE Jan. 29 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan 8</u>
2 ND WEEK	<u>Jan 15</u>
3 RD WEEK	<u>Jan 22</u>

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at a concrete post set at the northeast corner of Lot No. 3; THENCE north one degrees thirty minutes west one hundred forty (140.0') feet to a stake corner; THENCE south eighty-two degrees 0 minutes west three hundred three feet to the center of Fishingcreek; THENCE along same, south twelve degrees 0 minutes east one hundred forty (140.0') feet to a corner; THENCE along the line of lands of Lot No. 3, north eighty-two degrees 0 minutes east two hundred ninety (290.0') feet to the place of BEGINNING and CONTAINING forty thousand one hundred square feet of land, more or less. It being Lot No. 4 of Plot of Lots prepared in accordance with Draft of Survey dated June 9, 1970 as the same will be found more fully of record in Columbia County Map Book 1, Page 673.

TITLE TO SAID PREMISES IS VESTED IN Alex R. Lozano and Migdalia Lozano, h/w, by Deed from Anthony P. Amedei, Sr. and Isabella V. Amedei, h/w, Dated 07/13/2007, Recorded 07/16/2007, Instrument No. 200707189.

Tax Parcel: 03 04B00104

Premises Being: 3917 MAPLE GROVE ROAD, STILLWATER, PA 17878-9307

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2019-CV-864**

Bank of America, N.A.

v.

Migdalia Lozano

Alex R. Lozano

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

3917 Maple Grove Road, Stillwater, PA 17878-9307

Parcel No. 03 04B00104

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$53,537.33**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff Bank of America, N.A.	No.: 2019-CV-864
Defendant Migdalia Lozano Alex R. Lozano	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE
AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ALEX R. LOZANO
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
3917 Maple Grove Road
Stillwater, PA 17878-9307

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Bank of America, N.A.
Plaintiff

v.

Migdalia Lozano
Alex R. Lozano
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2019-CV-864
: 2019-ED-123
: COLUMBIA County
:


CERTIFICATION

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

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

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

By:



Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Bank of America, N.A.

vs.

Migdalia Lozano
Alex R. Lozano

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2019-CV-864
:

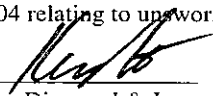
2019-ED-123

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant Migdalia Lozano is not in the Military or Naval Service of the United States.
- (b) that the defendant Alex R. Lozano is not in the Military or Naval Service of the United States.
- (c) that defendant Migdalia Lozano is over 18 years of age and resides at 805 Barclay Ave, Morrisville, PA 19067-7001 and 3917 Maple Grove Road, Stillwater, PA 17878-9307.
- (d) that defendant Alex R. Lozano is over 18 years of age and resides at 805 Farnsworth Ave, Bordentown, NJ 08505 and 3917 Maple Grove Road, Stillwater, PA 17878-9307.

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


Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

Document Receipt

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MR. ALEX R. LOZANO
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BORDENTOWN NJ 08505

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Ship to:

MR. ALEX R. LOZANO
805 FARNSWORTH AVE

Tracking #:	71901140006000168530
Doc Ref #:	2019ED123
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BORDENTOWN NJ 08505

Bank of America, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-864
:
:

Migdalia Lozano
Alex R. Lozano

: COLUMBIA County
Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Migdalia Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 BARCLAY AVE
MORRISVILLE, PA 19067-7001

Alex R. Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 FARNSWORTH AVE
BORDENTOWN, NJ 08505

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

Your house (real estate) at 3917 Maple Grove Road, Stillwater, PA 17878-9307 is scheduled to be sold at the Sheriff's Sale on Jan. 29 2020 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$53,537.33 obtained by Bank of America, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

Bank of America, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-864
:
:

Migdalia Lozano
Alex R. Lozano

: COLUMBIA County
Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Migdalia Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 BARCLAY AVE
MORRISVILLE, PA 19067-7001

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Bank of America, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-864

Migdalia Lozano

Alex R. Lozano

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Migdalia Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

805 BARCLAY AVE
MORRISVILLE, PA 19067-7001

Alex R. Lozano
3917 MAPLE GROVE ROAD
STILLWATER, PA 17878-9307

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Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001779295

DATE
10/23/2019

AMOUNT
*****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

KEB [1045295] 3917 MAPLE GROVE ROAD (2019-CV-864)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001779295⑈ ⑆036001808⑆ 361508666⑈