# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK MELLON	I VS. M	ICHAEL SMI	TH
NO. 143-2019 ED	NO.	208-2019	JD
DATE/TIME OF SALE: September 9			
BID PRICE (INCLUDES COST)	\$	1694,60	<del>-</del>
POUNDAGE – 2% OF BID	\$	93,89	_
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		-
TOTAL AMOUNT NEEDED TO PUR	CHASE		\$ 4788,49
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:			1.2
PURCHASER(S) SIGNATURE(S):		a./ul	ly
TOTAL DUE:			\$ 4788,49
LESS DEPOSIT:	<u>:</u>		\$ 4788,49 \$ 1350,60
DOWN PAYME	NT:		\$
TOTAL DUE IN	8 DAYS	,	s 3438,49

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



vs.

Earl D. Mordan, Jr. Chief Deputy

\$71.75

\$71.75

**Plaintiff** 

THE BANK OF NEW YORK MELLON

**Defendant** 

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

Attorney for the Plaintiff:

RAS CITRON LLC 133 GAITHER DRIVE

SUITE F

**Distribution Costs** 

Recording Fees

MT. LAUREL, NJ 08054

Sheriff's Sale Date: Wednesday, September 9, 202

Writ of Execution No.: 2019CV208

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 315 EAST 3RD 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.	\$1,465.25
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$6.00
Distribution Form	\$25.00
	\$5.50
Copies	\$10.00
Notary Fee	\$5.00
Tax Claim Search	\$120.00
Surcharge	\$40.50
Other	
Total Sheriff Costs	\$2,273.75
Municipal Costs	
Sewer	\$2,349.10
Total Municipal Costs	\$2,349.10

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

**Total Distribution Costs** 

Grand Total:	\$4,694.60

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 241009

Invoice Date: 10/12/2020 12:16:08 PM

Last Change:

RECEIPT

Reg/Drw ID: 0102

Customer:

SHERIFF ATTN: OFFICE Receipt By: WALK-IN

By: BSL

Chg #	Charge / Payment / Fee Description	Α	mount	Inst # / Inst Date	Municipality
1	DEED		\$71.75	202007844	BLOOMSBURG TOWN
	Grantor - LEWIS, MICHAEL A			10/12/20 12:16:23 PM	OF
	Grantee - BANK OF NEW YORK MELLON				
	Consideration - \$4,788.49				
	Tax Basis - \$0.00				
	Return Via - MAIL				
	Fees Summary:				
		0.50			
	***************************************	0.25			
		3.00			
		3.00			
		3.00			
	COUNTY IMPROVEMENT FUND \$	2.00			
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES		\$71.75	-	
	PAYMENTS				
	CHECK: 8863 - SHERIFF		\$71.75		
	TOTAL PAYMENTS		\$71.75	_	
	TO THE FARMANIA		•		
	AMOUNT DUE		\$71.75		
	PAYMENT ON INVOICE	(	(\$71.75	)	
	BALANCE DUE ON INVOICE		\$0.00		
	BALANCE DUE ON INVOICE		\$0.00		

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 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: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4

VS

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED

Property: 315 E 3RD STREET BLOOMSBURG, PA 17815

Columbia County C.C.P. No.: 2019-CV-208

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 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4, with its mailing address located at One Mortgage Way, Mt. Laurei, NJ 08054.

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





BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

#### **REALTY TRANSFER TAX** STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDI	ER'S USE ONLY	
State Tax Pald:		
Book:	Page:	
Instrument Number:		
Date Recorded:		

	W. W			in the state of the state of the state of	1 - 61 - 7	지리 이렇게 되고 되었다. 세
SECTION I TRANSFER DATA	19 19 19 19 19 19 19 19 19 19 19 19 19 1			Section 1		
Date of Acceptance of Document 09/21/2020						
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone (570) 38	e Number 89-5624	Grantee(s)/Lessee(s) *** See please see belov	v for full grantee		one Number 225-6906
Mailing Address 35 West Main Street			Mailing Address One Mortgage Way	,		
City Bloomsburg		IP Code 17815	City Mount Laurel		State NJ	ZIP Code 08054
SECTION II REAL ESTATE LOGA	MON					
Street Address 315 E 3rd Street			City, Township, Borough Bloomsburg			
County Columbia	School Di Blooms		School District	Tax Parcel Number 05E-03-271-00-00	0	
SECTION III VALUATION DATA						
Was transaction part of an assignment or relocati	on?	YES C	NO			
1. Actual Cash Consideration 4,694.60		Consideration 0		3. Total Consideration = 4,694.60		
4. County Assessed Value 28,224.00	5. Commo x 4.7	on Level Ratio '6	Factor	6. Computed Value = 134,346.24		
SECTION IV EXEMPTION DATA	Refer to i	nstructions f	or exemption status.		P. C.	
1a. Amount of Exemption Claimed \$ 134,346.24	1b. Perce	ntage of Gran	or's Interest in Real Estate 100 %	1c. Percentage of Gran	tor's Inter	
2. Check Appropriate Box Below for Exemption	n Claimed	i.				· -
Will or intestate succession			Decedent)	/Fe	tate File I	Mumherl
		•	Decement	(40		
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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.



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/MONTOUR 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

2020 JULIU P12: 38

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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/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#/-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.

2020 MAY 20 P 1: 48

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BY THE COURT

Thomas A. James Jr.

D.T

#### 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.

SHERIFFS SALE By Virtuo of a Writ of Execution (Managege Foreclosure) No. 2019CV208	Ad Text: MICHAEL A SMITH SUELLEN LEWIS
Issued out of the Court of Common Pleas of Columbia County, Permaylvenia and to me disorted. I will suppose the following disorabet property at public subs at the Columbia County Courthouse in the Town of Boomsburg, County of Columbia. Commonwealth of Ponnsylvania on:	Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020
WEDNESDAY, MARCH 25, 2020 AT 9:00 O'CLOCK A.M.	
All parties in intrees and claiments are further notified that a proposed schedule of distribution will be on the initia Steriff's Office no later than thirty (30) days after the date of the sale of eary properly sold homander, and distribution of the proceeds will be made in exceeding with the principle to the office of the sale filing, unless succeptions are following that Sheff's Office prior thorate.	James Michler
All that certain piece, parcel and lot of ground, saturate at the comer of East Street and East Trurd Street in the Town of Bloomsburg, county of Columbia and State of Pannsylvania, hounded and described as follows, tower	
Beginning at a corner on East Street	Sworn and subscribed to before me
Thence along the northern side of East Third Street. North 68 Degrees 30 minutes East, 163 feet to a corner of lot now or formerly of Mary M. Jones;	this $19$ day of $March$ $2020$ .
Thence by said Lot, North 45 degrees 30 minutes West, 67 feet, 6 inches to a comer on line on now or formerly of 8 B. Freus,	
Thenco by line now or formerly of Fraus, South 44 degrees 30 minutes West, 149 feet to a comer, the place of beginning	albeit Lee Jewsen
Being the same premises granted and conveyed by Eston W Hilenton, widower, to Eston W Hillenton, Janet L Conned and Rundd L Hilenton, as tenents in common by deed detect October 30, 1991 and recorded in Columbia County Record Book 486 page 661.	(Notary Public)
Borng known as: 315 E 3rd Street Bloomsburg, PA 17816	COMMONWEALTH OF PENNSYLVANIA
PROPERTY ID: 05E-03-271-00-000	NOTARIAL SEAL
Title to said promises is vested in Michael A. Smith by doed from Eston W. Hiteman, wid- ower and Janet L. Contrad joined by Robert H. Contrad for husband and Ronald L. Hite- man joined by Contrad Hiteman, his wife, dated 11/12/1897, recorded 11/18/1997 in Book No. 672 page 3064	ALBERT LEE JENSEN, Notary Public
PROPERTY ADDRESS: 315 EAST 3RD STREET, BLOOMSBURQ, PA 17815 UR / TAX PARCEL NUMBER: 05E-03-271-00-000	My Commission Expires April 21, 2020
Soized and taken into execution to be sold as the property of SUBLIEN LEWIS IN HER CAPACITY AS FER OF MICHAEL A. SMITH DECEASED IN suit of THE BAIM OF NEW YORK/MELON. TERMS OF SALE: MINAMUMPAYMENT ATTMC OF SALE: The greater of her 10'49 powers of the lable price or casts (perhod) pile at sale). Minimum payments to be paid in cash, certified check or cashier's check at time of sale. REMANING BALANCE OF BEI PRICE; Any remaining amount of the bid price in to be paid within eight(8) days after the sale in cash, certified check or cashier's check. MINOCATRAIN NOTICE FOR FAILER TO PAY THE PRICE; ALIVER TO PAY THE DEPAYMENT OF THE SALE OF TH	And now,
Atternoy for the Flavillé RAS CITRON LLC MT.LAUREL, NJ COLUMBIA COUNTY, Pennsyberie	

2020-mV-#1

## IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

AND NOW, this  $20^{\text{th}}$  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

Thomas A. James, Jr.

MATONOTANT MAR 20 P 3: 15 CLERK OF COURTS COUNTY OF COLUM

# 208-2019

## SHERIFF'S SALE COST SHEET

VS.	
NO. ED NO. JE	D DATE/TIME OF SALE
DOCKET/DETUDN	¢15.00
DOCKET/RETURN SERVICE PER DEF.	\$15.00 \$_ <b>/6</b> \$, <b>6</b> \$
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 24.00
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$6.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
	\$ 5,50
NOTARY	\$ <u>/0,00</u> ******** \$ 383,00
TOTAL	********* \$ 38 3,00
WEB POSTING	\$150.00
	\$ 1465, 25
SOLICITOR'S SERVICES	\$100.00
SOLICITOR'S SERVICES TOTAL *********	******* \$ /715,25
PROTHONOTARY (NOTARY)	\$10.00 \$ <u>71,75</u> ********* \$81,75
RECORDER OF DEEDS	\$ 7/1 15
IOIAL *******	507, 7 <u>3</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20_	\$ 5,00
TOTAL ********	********* \$ 5,00
MUNICIPAL FEES DUE:	* 27 10 10
SEWER 20_	\$ <del>7349,10</del> \$_ *********
WATER 20	Δ *********** ¢ 2349.10
TOTAL	\$ 00/11 <u>10</u>
SURCHARGE FEE (DSTE)	\$ 176,00
MISC. Union Co.	\$ 40,50
	\$
TOTAL ********	\$ 170,00 \$ 40,50 \$ 40,50
	11/01/2
TOTAL COSTS (OPE	ENING RID)

RAS CITRON, LLC
Attorneys for Plaintiff
Jenine Davey Id No: 87077
Robert Flacco Id No; 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

MORTGAGE FORECLOSURE

vs.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED Defendant(s)

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

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

- 1. On <u>January 16, 2020</u>, 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 <u>January 21, 2020</u>, 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: 3/2/2000

RAS Citron, LLC

Jenine Davey, Esquire Attorney ID No. 87077 Robert Flacco, Esquire Attorney ID No. 325024

Attorneys for Plaintiff

RAS Citron, LLC

Jenine Davey Id No: 87077 Robert Flacco Id No; 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES **SERIES 2005-RS4** Plaintiff

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED Defendant(s)

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

#### AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4, 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 315 E 3RD STREET BLOOMSBURG, PA 17815.

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

Michael A. Smith, Deceased 315 E. 3RD Street Bloomsburg, PA 17815

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

Suellen Lewis in Her Capacity as Heir of Michael A. Smith, Deceased 506 Hilltop Lane Mifflinburg, PA 17844





Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Michael A. Smith, Deceased 315 E. 3<sup>RD</sup> 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:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 One Mortgage Way Mt. Laurel, NJ 08054

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, Main Street County Annex Bloomsburg, PA 17815

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

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

Tenants/Occupants 315 E 3<sup>RD</sup> Street Bloomsburg, PA 17815

Internal Revenue Service 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222-4107 Department of Public Welfare TPL Casualty Unit Estate Recovery Program, PO Box 8486, Willow Oak Bldg. Harrisburg, PA 17105-8486

Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division, 6th Floor, Strawberry Square, Dept. 280601, Harrisburg, PA 17128

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

Jenine Davey Id No: 87077 Robert Flacco Id No: 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

855-225-6906

RAS CITRON, LLC

ATTORNEYS FOR PLAINTIFF

Jenine Davey Id No: 87077

Robert Flacco Id No; 325024

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED Defendant(s)

#### AFFIDAVIT OF SERVICE

The undersigned, on behalf of Plaintiff, hereby certifies he did serve upon Defendant(s), Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Michael A. Smith, Deceased, a true and correct copy of the above-captioned Notice of Sale in accordance with the Court Order dated October 18, 2019, as follows:

By sending certified and regular mail on January 14, 2020 at the address of:

315 E. 3<sup>RD</sup> Street, Bloomsburg, PA 17815.

By posting to the mortgaged premises on January 16, 2020 at the address of:

 $315~\mathrm{E.}~3^{\mathrm{RD}}$  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: 3/2/2020

Respectfully submitted, RAS Citron, LLC

Jenine Davey, Esquire

ID No. 87077

Robert Flacco, Esquire

ID No. 325024

The Bank of New York Mellon Trust Company, National Association, et. al., Plaintiff(s)

Esate of Michael A. Smith, 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 #: 156351-0001

#### **AFFIDAVIT OF SERVICE -- Individual**

Service of Process on:

RAS CITRON L Ms. Henrietta C 133 Gaither Dr., Mount Laurel, N	rommarty , Ste. F	Suellen Lewis, in her capacity as Heir of Michael A. Smith, Deceased Court Case No. Columbia Co 2019-CV-208 (2019-ED-143)
State of: PENNSYC	UANIA )ss.	
County of: <u> </u>		
Name of Server:	STEVEN C SERVANO	, undersigned, being duly sworn, deposes and says
		s of legal age and was not a party to this action;
Date/Time of Service:	that on the 16 day of JA	$\frac{\text{NUARY}}{\text{20 20, at } 3.50}$ o'clock $\frac{P}{M}$
Place of Service:	at 506 Hilltop Lane	, in Mifflinburg, PA 17844
Documents Served:	the undersigned served the docum Notice of Sheriff's Sale of Real Pro	
Service of Process on:		resaid document(s) was served on: s Heir of Michael A. Smith, Deceased
Person Served, and Method of Service:	By personally delivering them	into the hands of the person to be served.
	Suellen Lewis, in her capacity a	nds of CRAIG CEWIS, a person or who upon questioning stated, that he/she resides with as Heir of Michael A. Smith, Deceased ose relationship to the person is: SPOOSE
Description of Person Receiving Documents:	The person receiving documents Sex <u></u>	
	To the best of my knowledge at the time of service.	and belief, said person was not engaged in the US Military at
Signature of Server:	Undersigned declares under penal that the foregoing is true and corr	ect. 17 day of January, 20 20
مو	Signature of Server	90 SETURNO LibrableM Will (Commission Expires)
	APS International, Ltd.	Commonwealth of Pennsylvania - Notary Seal

Exhibit A Member, Pennsylvania Association of Notaries

Annette M. Weich, Notary Public **Snyder County** 

My commission expires November 19, 2020 Commission number 1272993

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

THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN
CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET.

BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4
Plaintiff

٧.

Defendant(s)

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

2019-ED-143

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED 506 HILLTOP LANE, MIFFLINBURG, PA 17844

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED 315 E 3RD 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 315 E 3RD STREET BLOOMSBURG, PA 17815 is scheduled to be sold at the Shariff's Street, The Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$75,538.01, 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 BOES 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.
- 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



The Bank of New York Mellon Trust Company, National Association, et. al., Plaintiff(s)

Esate of Michael A. Smith, et. al., Defendant(s)

APS INTERNATIONAL

Service of Process on:

Service of Process by

## APS International, Ltd. 1-800-328-7171

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

APS File #: 156351-0002

#### AFFIDAVIT OF SERVICE -- Individual

RAS CITRON LLC Ms. Henrietta Crommarty

-- Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael A. Smith, Deceased by posting

133 Gaither Dr., Mount Laurel, N		Court Case No. Columbia Co	2019-CV-208 (2019-ED-143)
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County of: <u>SNYDE</u>	· · · · · · · · · · · · · · · · ·		
Name of Server:	that at the time of service, s/he was		
Date/Time of Service:	that on the 16 day of TAN	19ay , 20 20, at -	5/30 o'clock PM
Place of Service:	at 315 E 3rd Street	, in Bloomsbu	rg, PA 17815
Documents Served:	the undersigned served the docume Notice of Sheriff's Sale of Real Prope		
Service of Process on:	A true and correct copy of the afore Unknown Heirs, Successors Assignment	gns and All Persons, Firms or A	Associations Claiming
Person Served, and Method of Service:	Right, Title or Interest From or I	Under Michael A. Smith, Decea	sed by posting
	Unknown Heirs, Successors Assi	ds of	at he/she resides with
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Description of Person Receiving Documents:	The person receiving documents is  Sex; Skin Color;  Approx. Age; Approx.	; Hair Color;	Facial Hairprox. Weight
	To the best of my knowledge ar the time of service.	nd belief, said person was not eng	gaged in the US Military at
Signature of Server:	Undersigned declares under penalty that the foregoing is true and correct	ct. \ day of	worn to before me this  January, 20 20
d	Signature of Server 95c =	Frugaro Notary Public	(Commission Expires)
	APS International, Ltd.	Commonweal	Ith of Pennsylvania - Notary Seal



Snyder County

My commission expires November 19, 2020 Commission number 1272993

Member, Pennsylvania Association of Notaries

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@rasni.com

THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN
CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4
Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

2019-ED-143

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL
A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MICHAEL A. SMITH, DECEASED
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED 506 HILLTOP LANE, MIFFLINBURG, PA 17844

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED 315 E 3RD STREET, BLOOMSBURG, PA 17815

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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.)

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- 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.
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- 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.
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- 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.
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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



\$ 006.800 \$ 0000922703 JAN 14 2020 \$ MAILED FROM ZIP CODE 08054

Michael A. Smith, Deceased 315 E. 3<sup>RD</sup> Street Unknown Heirs, Successors, Assigns and all persons, Firms or Associations Claiming Right, title or Interest from or under

Bloomsburg, PA 17815

Exhibit A

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9590 9402 5239 9122 7831 15 9590 9402 5239 9122 7831 15 2 Article Number Transfer from service labell 7 D 1 7 1 1 2 D D D D 1 5 6 D 4 5 D 1 3 PS Form 3811, July 2015 PSN 7530-02-000-9053	Michael A. Street 315 E. 3 <sup>RD</sup> Street Bloomsburg, PA 17815	Unknown Heirs, Successors, Assigns and all persons, Firms or Associations Claiming Right, title or Interest from or under Associations Claiming Right, title or Interest from or under Associations Claiming Right, title or Interest from or under Associations Claiming Right, title or Interest from or under Association (Interest France).	Attach this card to the back of the maniphood, or on the front if space permits.  Article Addressed to:	Complete items 1, 2, and 3.  Print your name and address on the reverse so that we can return the card to you.	SENDER: COMPLETE THIS SECTION
J. Service lype J. Adult Signature J. Adult Signature Restricted Delivery J. Certified Mail® J. Certified Mail® J. Certified Mail Restricted Delivery Collect on Delivery Mail Mail Restricted Delivery Nail Restricted Delivery D0)		ns, Firms or	D. is delivery address different from item 1?	X  B. Received by (Printed Name)  C. Date of Delivery	COMPLETE THIS SECTION ON DELIVERY  A. Signature



PS Form <b>3877</b> , February 1994	Total number of Pieces Listed by Sender	12	11	10	9		7	6	<b>Ն</b>	4	3 03/25/2020	2 2019-D-ED- 143	1 2019-CV- 208	Line Art		Address of Sender	Name and
77, Febru	f Pieces										2020			Article Number			
eary 1994	Total Number of Pieces Received at Post Office				:							i	Unknown Heirs, Successors, Assigns and all persons, Firms or Associations Claiming Right, title or Interest from or under Michael A. smith, Deceased 315 E. 3 <sup>RD</sup> Street Bloomsburg, PA 17815	Name of Addressee	Henni Crommarty	133 Gaither Drive, Suite F Mt. Laurel, NJ 08054	RAS Citron IIC
Form Mı	Postmaster, Per (Name of Receiving Employee) Nua OBTacey	20054		1 4 2	020								rs, Assigns and all persu fut, title or Interest from id	Name of Addressee, Street, and Post Office Address	y	Suite F 54	
OF Form Must be Completed by Typewriter, Ink or Ball Point Pen	of Receiving Employe												ons, Firms or 1 or under	ldress	Certified	tered	
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nk or Ball I	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 \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$50,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R000, \$913, and \$921 for limitations of coverage on insured and COD mail. See thermational Mail Manual for limitations of coverage on insured and COD mail. See thermational Mail Manual for limitations of coverage on insured and COD mail. See thermational Mail Manual for limitations of coverage on insured and COD mail. See thermational mail optical bandling charges apply only to third and forth class parcels.	· <del>-</del> -					MAIL	ED F	ROMZ	JF OC				Handling Charge	☐ With	Check appropriate Registered Mail:	-
_	value is required on all domestic and international registered mail. The maximum indemnity payable for the able documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit. The maximum indemnity payable on Express Mail merchandise is \$500, The maximum indemnity payable is real, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of COD mail. See international Mail Manual for limitations of coverage on international mail. Special bandling charges apply only to third and forth class parcels.			:										Act. Value (If Regis.)	With Postal Insurance Without postal Insurance	Check appropriate block for Registered Mail:	
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Michael A. Smith, Deceased - RAS #18-225535 (Columbia County)

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

MORTGAGE FORECLOSURE

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED Defendant(s)

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

#### TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED

Property: 315 E 3RD STREET, BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$75538.01

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on March 25, 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.



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hael A. Sm	PS Form <b>3877</b> , February 1994	Total number of Pieces Listed by Sender											03/25/2020	2019-ED- 143	2019-CV- 208		Name and Address of Sender
ased - RAS #18-2255		Total Number of Pieces Received at Post Office  T  D  D  D  Receiving Employee,  T		(V) (V) (V)	S JAW 21 2000 80	0558	SUS		Department of Public Welfare, TPL Casualty Unit Estate Recovery Program, P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	Commonwealth of Pa, Bureau of Individual Tax Inheritance Tax Division, 6 <sup>th</sup> Floor, Strawberry Square Department 280601, Harrisburg, PA 17128	Internal Revenue Service 1000 Liberty Avenue, Room 704 – Advisory Pittsburgh, PA 15222-4107	Tenants/Occupants 315 E. 3 <sup>RD</sup> Street, Bloomsburg, PA 17815	Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230	Columbia County Domestic Relations Section 11 West Main Street, Bloomsburg, PA 17815	Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815	Name of Addressee, Street, and Post Office Address	RAS Citron, LLC  133 Gaither Drive, Suite F  Mt. Laurel, NJ 08054  Henni Crommarty  COD  Certified
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		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the onstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$5,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, \$913, and \$921 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 forth class parcels.														Due Sender If COD	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  Postmark and Date of Receipt
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		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 R000, \$913, and \$921 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 forth class parcels.						· · ·				20		,		Rst. Del. Fee Remarks	

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

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Internal Revenue Service 1000 Liberty Avenue, Room 704 – Advisory Pittsburgh, PA 15222-4107

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item 1? ☐ Yes elow: ☐ No	D. is delivery address different from item 1? If YES, enter delivery address below:	1. Article Addressed to:
C. Date of Delivery	B, Received by (Printed Name)	Attach this card to the back of the mallpiece, or on the front if space permits.
□ Agent □ Addressee		■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you.
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SENDER: COMPLETE THIS SECTION COMPL	18-775535
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

THE BANK OF NEW YORK MELLON
TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW
YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE
BANK, N.A., AS TRUSTEE FOR
RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSETBACKED PASS-THROUGH
CERTIFICATES SERIES 2005-RS4
Plaintiff

NO: 2019-CV-208

THOUGHARY

THE BOT 18 P 4 15

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; et al Defendant(s)

#### **ORDER**

AND NOW, this 18th day of October, 2019, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby;

ORDERED and DECREED that Plaintiff may obtain service of the Amended

Complaint and the Notice of Sheriff's Sale as authorized by Pa.R.Civ.P. 3129.2(c)(1)(i)(C), upon
the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MICHAEL A. SMITH, DECEASED, by publication of the Amended Complaint in accordance
with Pa.R.Civ.P. 430(b)(1); by First Class mail and certified mail at the mortgaged property
located at 315 E 3RD STREET, BLOOMSBURG, PA 17815; and by posting of the mortgaged
property at 315 E 3RD STREET, BLOOMSBURG, PA 17815, by the Sheriff or by a non-party
competent adult. Service by mail is complete upon the date of mailing.

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:

15 Thomas A James Ja

FINA AMC

## 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 Court House PO Box 380 Bloomsburg, PA 17815

RE:

Michael A. Smith 315 E. Third Street Bloomsburg, PA 17815

DOCKET NO. 2019-CV-208 & 2019-ED-143

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 \$2,349.10.

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** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

VS.	OF NEW YORK MELLON LEWIS IN HER CAPACITY AS HEIR OF MICH	IAEL A. SMITH D	ECEASED		Number CV208	
·	SERVICE (	COVER SHE	ET			(POSTING)
Service Det	táils:				Mary part of the second	
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	And the second s	ي ا
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL	/				A CALIFORNIA CARRENTO (1) TO THE CALIFORNIA
Serve To:		Final Servi				201904200
Name:	(POSTING)	Served:	Personally ·	Adult In Charge	Posted Other	7
Primary Address:	315 EAST 3RD STREET BLOOMSBURG, PA 17815	Adult In Charge:				
Phone:	DOB:	Relation:	And the second of the second o	4.4		
Alternate Address:		Date:	deder	Time:	460	
Phone:		Deputy:	4	Mileage:		
Attorney /	Originator:					1507] 1500
Name:	RAS CITRON LLC	Phone:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

**Case Number** 2019CV208

### SHERIFF'S RETURN OF SERVICE

02/20/2020 10:24 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 315 EAST 3RD STREET, BLOOMSBURG, PA 17815.

KRISTIE RØSPENDOWSKIØDEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 21, 2020

<u>COMMO</u>NWEALTH OF PENNSYLVA**NIA** NOTARIAL SEAL SARAH JANÉ KLINGAMAN, NOTARY PUBLIC TOWN OF BIRONDEUSC. COLUMBIA COUNTY 预整管的长期的产品的主要和出来的OCT.4; 9020。

Affirmed and subscribed to before me this

21ST

day of

**FEBRUARY** 

2020

NOTARY

### SHERIFF'S OFFICE OF UNION COUNTY

Ernest R Ritter, III
Sheriff

Scott W Hahn Chief Deputy

Heather Cicchiello Administrative Assistant

Melissa Lobos Solicitor

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4

Case Number 2019-CV-208

VS.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH. DECEASED

### SHERIFF'S RETURN OF SERVICE

### IN THE COURT OF COMMON PLEAS OF UNION COUNTY, PENNSYLVANIA

01/25/2020 Advance Fee

02/03/2020

01:58 PM - DEPUTY ERIC LEAMAN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE CIVIL COMPLAINT AND NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS WAS SERVED TO CRAIG LEWIS- HUSBAND, WHO ACCEPTED AS ADULT IN CHARGE AT THE TIME OF SERVICE TO WIT, SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A AT 506 HILLTOP LANE, MIFFLINBURG, PA 17844.

ERIC LEAMAN, DEPUTY

SO ANSWERS,

Ernest & Retter III

BALANCE:

\$0.00

February 07, 2020

ERNEST R RITTER, III, SHERIFF

DATE	CATEGORY	MEMO	CHK#	DEBIT	CREDIT
01/22/2020	Docket & Return			\$9.00	\$0.00
01/22/2020	Service			\$9.00	\$0.00
01/25/2020	Advance Fee	Advance Fee	8769	\$0.00	\$75.00
02/07/2020	Surcharge			\$10.00	\$0.00
02/07/2020	Mileage			\$12.50	\$0.00
02/07/2020	Refund	(PAID 02/07/2020)	1301	\$34.50	\$0.00
	<u></u>			\$75.00	\$75.00

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

Date: 02/13/2020

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 36515

SMITH MICHAEL A 275 EAST THIRD STREET BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG Deed: 0486 -0661 Location: 315 EAST ST & 275 E T Parcel Id:05E-03 -271-00,000

Assessment: 28,224 Balances as of 02/13/2020

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

Bv:	COLUMBIA COUNTY SHERIFF	Per:
4		

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SUELLEN LEWIS IN HER C.

2019CV208

315 EAST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

vs.	OF NEW YORK MELLON LEWIS IN HER CAPACITY AS HEIR OF MICHAE	L A. SMITH D	DECEASED		Number 9CV208
Service De	SERVICE CO	VER SHE	EET		
Category:	Real Estate Sale - Sale Notice	, in general production of the grant production of the contract product of the contract product of the contract of the contrac	Producer in the principal and the contract of	Zone:	143
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Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IIGHTS		
Serve To:		Verniera			uui -
Name:	SUELLEN LEWIS IN HER CAPACITY AS HE	Served:	<b>ce:</b> Dereonally : Ar	dult In Charge ·	Posted Other
Primary Address:	315 EAST 3RD STREET BEOOMSBURG, PA 17815	Adult In Charge:	STATE THE ACTION AND AND ADDRESS ASSESSMENT	O BACK	T Osted * Other
Phone:	DOB:	Relation:	CAL	d LOCAT	Ð
Alternate Address:	506 HILLTOP LANE MIFFLINBURG, PA 17844	Date:	1/31/20	Time:	1515
Phone:		Deputy:		Mileage:	
Attorney / (	Originator:				
Name:	RAS CITRON LLC	Phone:		and the second s	
Service Att	empts:				500
Date: Time:	1/15/2020 1/16/2020				
Mileage: Deputy:	4 4 42		*:		
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## COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA

-	THE BANK OF NEW YORK MELLON TRUST COMPANY,	COURT OF COMMON PLEAS
	NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK	COLUMBIA COUNTY
	TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN	
	CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET	NO: 2019-CV-208
	MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-	
	BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4	2019-ED-143
	Plaintiff	
	v.	
	SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL	
	A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS,	
	ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS	
	CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER	
	MICHAEL A. SMITH, DECEASED	
	Defendant(s)	

### 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: 315 E 3RD STREET BLOOMSBURG, PA 17815 (SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$ 75,538.01
Interest From 12/19/2019 To Date of Sale (per diem interest of \$14.13 to actual date of sale including if sale is held at a later date)	*
(Costs to be added)	\$
Total	\$Prothonotary

Prothonotary

By: Barlana N. July 188

Profik & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

<sup>\*</sup>This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

## NO. 2019-CV-208 2019-ED-143

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4

V.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED

WRIT OF EXECUTION					
JUDGMENT TOTAL	\$ 75,538.0	1			
Interest from 12/19/2019 To Date of Sale (per diem interest of \$14.13 to actual date of sale including if sale is held at a later date)	\$	*			
COSTS PAID:					
PROTHONOTARY	\$				
SHERIFF	\$				
STATUTORY	\$				
COSTS DUE PROTHONOTARY	\$				

PREMISES TO BE SOLD: 315 E 3RD STREET BLOOMSBURG, PA 17815

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

133 Gaither Drive, Suite F

845-381/9549

rcrawley@rasnj.com

<sup>\*</sup>This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

## 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 01/10/20

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

PO BOX 380 Address:

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Ad ID:

1188506

Description:

MICHAEL A SMITH

SUELLEN LEWIS

Run Dates:

03/04/20 to 03/18/20

Class:

225

Blind Box:

Agate Lines:

Total Ad Cost **Amount Paid**  \$1,465.25

\$0.00

**Publication** Press Enterprise

Stop Start 03/04/2003/18/20

Inserts

Cost \$1,465.25

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV20S

ed out of the Court of Common Pieas 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, MARCH 25, 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 issee than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in necondance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece parcel and lot of ground, situate at the corner of Last Street and Last Third Street in the Town of Ulbornsburg, county of Columbia and State of Penesylvania, hounded and described as follows, to writ:

Thereos along the marthern side of East Third Stoot, North 68 Degraes 30 minutes East 163 feet to a corner of latingwar formenty of Mary M. Junus.

Thereou by said that North 45 degrees 30 minutes West, 67 feet, 6 mohas to a corner on line on now or formerly of B.B. Heax

Thence by line now or formerly of Freas, South 44 degrees 30 minutes West, 140 feet to a corner, the place of beginning.

Being the same premises quaried and conveyed by Edan W. Hilleman, withower, to Esten W. Hileman, Josef L. Clemad and Ronald L. Hileman, as tenents in common by don't dated October 30, 1991 and recorded in Colombia County Record Book 486 page

Being known as: 315 L 3rd Street Bloomsburg, PA 17815

PROPERTY ID: 05F-03-271-00-000

Tible to said premises is rested in Michael A. Santh by dood from Esten W. Hieman, wide over and Janai L. Cornest joined by Robert H. Corneal has husband and Ronald I. Hile-man joined by Chars S. Hilleman, his wife, doed 11/12/1997, recorded 11/16/1997 in Book No. 672 page 0064.

PROPERTY ADDRESS 315 EAST 3RD STREET, BLOOMSBURG, PA 17816 UPL/TAX PARCEL NUMBER 05F03-771-00-000

Seized and taken into execution to be sold as the property of SUELLEN LEWIS IN HER CAPACITY AS HER OF MICHAEL A. SMITH DECEASED in suit of THE BANK OF NORWHELLON, TERMS OF SALE MINIMUM PAYMENT ATTIME OF SALE. The greater of ten (10%) percent of the bid price to costs (opening bid of sole). Mishimum payment is to be paid in oash, certified check or cashier's check at time of sole. REMAINING BALANCE OF BID PRICE. Any transining amount of the bid price to to be paid within eight (3) 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 FINAN-CIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS RUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERFOL If the successful bid-off failts to gray the bid price as per the above terms, the Sheriff may elect to either ABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful back failts to pay the bid price as per the above terms, the Sheriff may elect to either suc the bidder for the balance die without a reside of the property, or to recell 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 forfield, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any strongly feel to the schedule of the property of the proceeding and the property of the proceeding the payable to pay light of plaintiff, unless the Columbia County Sheriff o Officer problems advance written notice of therwise, rigned by an authorized representation of the plaintiff.

Attorney for the Plaintiff HAS CURONILL MI, LAUNLL NU

TIMOTHY T. CHAMBERLAIN, Shariff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK vs.	OF NEW YORK MELLON				Number	
	LEWIS IN HER CAPACITY AS HEIR OF MICHAE	EL A. SMITH D	DECEASED	2019	CV208	
	SERVICE CO	OVER SHE	EET			
Service De	talls;					
Category:	Real Estate Sale - Sale Notice	nggi ilinggapan mpanpanpanpanpanpanpanpan inggar y - ilinggapanban	mana, ani manana, ani manana ani ani manana ani mananda ani manda ani manda ani manda ani manda ani manda ani m	Zone:	143	
Manner:	< Not Specified >	Expires:		Warrant:		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

**BLOOMSBURG MUNICIPAL** 

2019CV208

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

vs.	THE BANK OF NEW YORK MELLON vs. SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED				Number 9CV208		
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Name:	BLOOMSBURG MUNICIPAL AUTHORITY	Served:	Personally Ad	luit In Charge	Posted · Other		
Primary Address:	1000 MARKET STREET SUITE 9 BLOOMSBURG, PA 17815	Adult In Charge:	Compared a number of successive and	Seamans			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	OF NEW YORK MELLO		OLIACI A CMITLIC	NEGEAGED.		Number OCV208
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Phone:	570-784-1581	DOB:	Relation:		e in die gewenne der der der der der der der der der de	A CONTRACTOR OF THE CONTRACTOR
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WARD, MARY F.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2019CV208

PO BOX 380, BLOOMSBURG, PA 17815

VS.	OF NEW YORK MELLON LEWIS IN HER CAPACITY AS	S HEIR OF MICHAE	L A. SMITH E	DECEASED		Number CV208
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Primary Address:	PO Box 380 Bloomsburg, PA 17815	recording and the first of the	Adult In Charge:	Shesry	Eval	Z.
Phone:	570-389-5649 <i>L</i>	OOB:	Relation:	cles	- H	
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Attorney /	Originator:					
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## 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 01/10/20

Ad ID:

1188506

Description:

MICHAEL A SMITH

**SUELLEN LEWIS** 

Run Dates:

03/04/20 to 03/18/20

Class:

225

Blind Box:

Agate Lines:

Total Ad Cost **Amount Paid** 

Telephone: (570) 389-5622

PO BOX 380

\$1,465.25

\$0.00

TIM CHAMBERLAIN - COLUM COUNTY SHER

**Publication** Press Enterprise

Account:

Name:

Company:

Address:

Start Stop 03/04/2003/18/20

**BLOOMSBURG, PA 17815** 

Inserts

Cost \$1,465.25

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Forsclosure) No. 2019CV208

lasued 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 Countrouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

#### WEDNESDAY, MARCH 25, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and obimants 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 recordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain pecia, parcel and lot of ground, situate at the comer of Last Street and Last. Hard Street in the Lovis of Bloomaburg county of Columbia and State of Pennsylvania, hounded and described as follows, to v.st.

Recipping at a comer on Fast Street,

Theocrationg the rasilisem side of East Triad Street, North 68 Degrees 30 minutes East, 163 feet to a concer of let nower formerly of Mary M. Jenes:

Thence try said Lot, North 45 degrees 30 minutes West, 67 feet, 6 inches to a confer on line on now or formerly of BUL Freet.

Thence by line now or tornerly of Freet, South 44 degrees 30 minutes West, 149 feet to a corner, the place of beginning

Being the same premises granted and conveyed by Eston W. Fillerhan. Withower, to Esten W. Hileman. Janet L. Conad and Ronald L. Hileman to tenants in common by deed detect October 30, 1991 and recorded in Columbia County Record Book 486 page

Being known as: 315 L 3rd Street (Socrasburg, PA 17815

PROPERTY ID: 05F-03-271-00-000

Title to said promises as vested in Michael A. Smith by decel from Estan W. Hilomarc with ower and Janet L. Consad joined by Robert H. Consad her husband and Borold L. Hilo-man joined by Cline S. Hiloman, his wife, dotted 11/12/1997, recorded 11/18/1997 in

PROPERTY ADDRESS: 315 EAST 3RD STREET, BLOOMSBURG, PA 17815 UFI / TAX PARCEL NUMBER: 05F03-771-00000

Seized and taken into execution to be sold as the property of SURLEN LEWIS IN HER CAPACITY AS HER OF MICHAEL A. SMITH DECEASED in suit of THE BANK OF NEW YORK MELLON, TERMS OF SALE: MINIMUM PAYMENT ATTIME OF SALE. OF NEW YORK MELLON, 15440S OF SALE: MINIMON PAYMENT AT TIME OF SALE. The genetre of tern (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, contribed 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 FAILIRE TO PAY BID PRICE FAILIRE TO PAY THE BID PRICE IN ACCOMPANCE WITH THESE TERMS MAY RESULT IN SERIOUS PINAN-CIAL CONSCOURNES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE EXCENSIONS CONTINUED THE BID PRICE IN A PAYMENT OF PAY THE BID AND CASH AND RESULT IN THE PAYMENT OF PAYMENT O CAL CONSCOUENCES TO THE BRODER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERFOD. If the successful bidder fails to pay the bid price as per the above terms, the Streiff may elect to either sue the bidder for the bidsnee date without a resade of the property, or to reself the property at the bidder for this and maintain an action against the bidder for breach of pontract. In the case of default all sums poid by the bidder will be considered forfaired, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney test hoursed by the sheriff in connection with any action against the bidder in which the bidder is found fiable for damages. If proceeds are payeble to the Plaintiff, the proceeds chack will be provide to Plaintiff, orders the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

HAS CHIHONILO MILLAUHILL NU

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

2019-ED-143

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL
A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MICHAEL A. SMITH, DECEASED
Defendant(s)

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED 506 HILLTOP LANE, MIFFLINBURG, PA 17844

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED 315 E 3RD 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 315 E 3RD STREET BLOOMSBURG, PA 17815 is scheduled to be sold at the Sheriff's Sale on March 25 2020 at 9:00 AM at the Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$75,538.01, 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: <u>855-225-6906</u>.
- 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)225-6906

rcrawley@rasnj.com

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

2019-ED-143

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL
A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MICHAEL A. SMITH, DECEASED
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4, 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 315 E 3RD STREET BLOOMSBURG, PA 17815.

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

MICHAEL A. SMITH, DECEASED 315 E 3RD STREET, BLOOMSBURG, PA 17815

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

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED 506 HILLTOP LANE, MIFFLINBURG, PA 17844

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED 315 E 3RD 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:

The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. As Successor to JPMorgan Chase Bank, N.A., As Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4 One Mortgage Way, Mt. Laurel, NJ 08054

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, Main Street County Annex, Bloomsburg, PA 17815

Columbia County Domestic Relations 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 315 E 3rd 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:

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.

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



Case Number: 2019-CV-208 Judgment Amount: \$ 75,538.01

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

### Legal Description

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND, SITUATE AT THE CORNER OF EAST STREET AND EAST THIRD STREET IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CORNER ON EAST STREET;

THENCE ALONG THE NORTHERN SIDE OF EAST THIRD STREET, NORTH 68 DEGREES 30 MINUTES EAST, 163 FEET TO A CORNER OF LOT NOW OR FORMERLY OF MARY M. JONES;

THENCE BY SAID LOT, NORTH 45 DEGREES 30 MINUTES WEST, 67 FEET 6 INCHES TO A CORNER ON LINE ON NOW OR FORMERLY OF B. B. FREAS;

THENCE BY LINE NOW OR FORMERLY OF FREAS, SOUTH 44 DEGREES 30 MINUTES WEST., 149 FEET TO A CORNER, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES GRANTED AND CONVEYED BY ESTON W. HILEMAN, WIDOWER, TO ESTON W. HILEMAN, JANET L. CONRAD AND RONALD L. HILEMAN, AS TENANTS IN COMMON BY DEED DATED OCTOBER 30, 1991 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 486 PAGE 661.

BEING KNOWN AS: 315 E 3RD STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05E-03-271-00-000

TITLE TO SAID PREMISIS IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, WIDOWER AND JANET L. CONRAD JOINED BY ROBERT H. CONRAD HER HUSBAND AND RONALD L. HILEMAN JOINED BY CLARE S. HILEMAN, HIS WIFE DATED 11/12/1997 RECORDED 11/18/1997 IN BOOK NO. 672 PAGE 0064.

## 05 E-03-271-00-000 Town of Bloom

### REAL ESTATE OUTLINE

ED#<u>2019E0</u>143

DATE RECEIVED 12-19- DOCKET AND INDEX 2019	19 CV 208	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	X	
COPY OF DESCRIPTION	$\overline{\times}$	
WHEREABOUTS OF LKA	X Deceral	
NON-MILITARY AFFIDAVIT	Dreet	
NOTICES OF SHERIFF SALE	X	
WAIVER OF WATCHMAN	<u></u>	
AFFIDAVIT OF LIENS LIST	$\overline{X}$	18 Coreni
CHECK FOR \$1,350.00 OR	<u>X</u> CK# 8208	P (-)
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED**	
	March 25th time 9:00	
SALE DATE	March 30 TIME 7,00	
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>3 - 4</u>	
	2 <sup>ND</sup> WEEK 3-11	
	3 <sup>RD</sup> WEEK	

### **TIMOTHY T. CHAMBERLAIN**



**SHERIFF OF COLUMBIA COUNTY** 

PHONE (570) 389-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815
FAX (570) 389-5625

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 1-9-2020

Re: Sheriff's Sale Advertising Dates

The Bank of New York Mallon vs. Heir of Michael A. Smith / Suellen Lewis

No. 143 of 2019 E.D. and No. 208 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4th 2020

2nd Week March 11th 2020

3rd Week March 18th 2020

SALE DATE: March 25th 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County 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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

2019-ED-143

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL
A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MICHAEL A. SMITH, DECEASED
Defendant(s)

### LAST KNOWN MAILING ADDRESS

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

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED 506 HILLTOP LANE MIFFLINBURG, PA 17844

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED 315 E 3RD 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

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-208

2019-ED-143

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED

Defendant(s)

### **CERTIFICATION**

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled. (X)
- 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.

RAS Citron, LLC - Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

Case Number: 2019-CV-208 Judgment Amount: \$ 75,538.01

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

### **Legal Description**

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND, SITUATE AT THE CORNER OF EAST STREET AND EAST THIRD STREET IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CORNER ON EAST STREET;

THENCE ALONG THE NORTHERN SIDE OF EAST THIRD STREET, NORTH 68 DEGREES 30 MINUTES EAST, 163 FEET TO A CORNER OF LOT NOW OR FORMERLY OF MARY M. JONES;

THENCE BY SAID LOT, NORTH 45 DEGREES 30 MINUTES WEST, 67 FEET 6 INCHES TO A CORNER ON LINE ON NOW OR FORMERLY OF B. B. FREAS;

THENCE BY LINE NOW OR FORMERLY OF FREAS, SOUTH 44 DEGREES 30 MINUTES WEST., 149 FEET TO A CORNER, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES GRANTED AND CONVEYED BY ESTON W. HILEMAN, WIDOWER, TO ESTON W. HILEMAN, JANET L. CONRAD AND RONALD L. HILEMAN, AS TENANTS IN COMMON BY DEED DATED OCTOBER 30, 1991 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 486 PAGE 661.

BEING KNOWN AS: 315 E 3RD STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05E-03-271-00-000

TITLE TO SAID PREMISIS IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, WIDOWER AND JANET L. CONRAD JOINED BY ROBERT H. CONRAD HER HUSBAND AND RONALD L. HILEMAN JOINED BY CLARE S. HILEMAN, HIS WIFE DATED 11/12/1997 RECORDED 11/18/1997 IN BOOK NO. 672 PAGE 0064.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON				Case Number	
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED				2019CV208	
	S	ERVICE COVER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Posting - Sa	ale Bill		Zone:	Constitution of the Consti
Manner:	< Not Specified >	Expires:	Below 11 is 10 in Magazineses Anna to Made Special Charles and Thomas Anna to	Warrant:	S S S S S S S S S S S S S S S S S S S
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Sen	A PARTY CONTRACTOR OF THE PROPERTY OF THE PARTY OF THE PA		
Name:	(POSTING)	Served:	Personally · A	dult In Charge · Post	ed · Other
Primary Address:	315 EAST 3RD STREET BLOOMSBURG, PA 17815	Adult In Charge:	Bergan a gastra is so september of the second secon	e actelliga. In state da via e è anteriorate fra a vista d'a via e raphy e i sylvi atrin di Composito de la companya actellista de la composito de la composito de la composito de la composito de la comp	ALAMA CAMPANA
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POSTING

019CV208

315 EAST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV208

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, MARCH 25, 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 PIECE, PARCEL AND LOT OF GROUND, SITUATE AT THE CORNER OF EAST STREET AND EAST THIRD STREET IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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THENCE BY LINE NOW OR FORMERLY OF FREAS, SOUTH 44 DEGREES 30 MINUTES WEST, 149 FEET TO A CORNER, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES GRANTED AND CONVEYED BY ESTON W. HILEMAN, WIDOWER, TO ESTON W. HILEMAN, JANET L. CONRAD AND RONALD L. HILEMAN, AS TENANTS IN COMMON BY DEED DATED OCTOBER 30, 1991 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 486 PAGE 661.

BEING KNOWN AS: 315 E 3RD STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05E-03-271-00-000

TITLE TO SAID PREMISIS IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, WIDOWER AND JANET L. CONRAD JOINED BY ROBERT H. CONRAD HER HUSBAND AND RONALD L. HILEMAN JOINED BY CLARE S. HILEMAN, HIS WIFE DATED 11/12/1997 RECORDED 11/18/1997 IN BOOK NO. 672 PAGE 0064.

PROPERTY ADDRESS: 315 EAST 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-271-00-000

Seized and taken into execution to be sold as the property of SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED in suit of THE BANK OF NEW YORK MELLON.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Case Number: 2019-CV-208 Judgment Amount: \$ 75,538.01

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

### **Legal Description**

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND, SITUATE AT THE CORNER OF EAST STREET AND EAST THIRD STREET IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CORNER ON EAST STREET;

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THENCE BY SAID LOT, NORTH 45 DEGREES 30 MINUTES WEST, 67 FEET 6 INCHES TO A CORNER ON LINE ON NOW OR FORMERLY OF B. B. FREAS;

THENCE BY LINE NOW OR FORMERLY OF FREAS, SOUTH 44 DEGREES 30 MINUTES WEST., 149 FEET TO A CORNER, THE PLACE OF BEGINNING.

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BEING KNOWN AS: 315 E 3RD STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05E-03-271-00-000

TITLE TO SAID PREMISIS IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, WIDOWER AND JANET L. CONRAD JOINED BY ROBERT H. CONRAD HER HUSBAND AND RONALD L. HILEMAN JOINED BY CLARE S. HILEMAN, HIS WIFE DATED 11/12/1997 RECORDED 11/18/1997 IN BOOK NO. 672 PAGE 0064.

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4 Plaintiff

NO: 2019-CV-208

COLUMBIA COUNTY

2019 -ED-143

COURT OF COMMON PLEAS

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED Defendant(s)

### 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: 12/19/2019

RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esq., ID No. 319712 Michelle M. Zelina, Esq. \*,+.# Jonine 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. 5 Lana Sukhman, Esq. \*,^ James DiMaggio, Esq. \*,# Laura M. Egerman, Esq. \* Aleisha Jennings, Esq. 1 Amira Irfan, Esq. \*,+,# Melissa Crotty, Esq. \* Robert Crawley, Esq. # Robert Flacco, Esq. # Harold Kaplan, 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

Shanney Myers, Esq. #

+ Admitted in FL

# Admitted in PA

Admitted in CAAdmitted in NY

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4

v.

SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SMITH, DECEASED

Columbia County Docket No. 2019-CV-208

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of Columbia County for the required service fee.

### 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,

Christina Jans Paralegal

<sup>\*</sup> 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.

**Print Your Documents** Page 1 of 1

### Document Receipt

Trans# 17543 USPS Server First-Class Mail® 1/9/2020 12:00:00 AM Carrier / service:

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 71901140006000170854 Tracking #:

Doc Ref#: 2019ED143

Postage 5.6000

PHILADELPHIA PA 19106

#### Document Receipt

17542 Trans#

Carrier / service: USPS Server First-Class Mail®

1/9/2020 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000170847

**SUITE 1001** 

Doc Ref#: Postage

2019ED143

PA 19406

KING OF PRUSSIA

5.6000

**Print Your Documents** Page 1 of 1

#### Document Receipt

1/9/2020 12:00:00 AM Trans# 17540 Carrier / service: **USPS** Server First-Class Mail®

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000170823 PO BOX 8016 Tracking #:

2019ED143 Doc Ref #:

Postage 5.6000

HARRISBURG PA 17105

Page 1 of 1 **Print Your Documents** 

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1/9/2020 12:00:00 AM Trans# 17540 Carrier / service: USPS Server First-Class Mail®

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DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

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2019ED143 Doc Ref#:

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HARRISBURG PA 17105 Print Your Documents Page 1 of 1

#### Document Receipt

Trans # 17541 Carrier / service: USPS Server First-Class Mail® 1/9/2020 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000170830

Doc Ref #: 2019ED143

Postage 5.6000

HARRISBURG PA 17128

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Document Receipt

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000170830

Doc Ref #: 2019ED143

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HARRISBURG PA 17128

