

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

THE BANK OF NEW YORK MELLON VS. MICHAEL SMITH

NO. 143-2019 ED

NO. 208-2019 JD

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

BID PRICE (INCLUDES COST) \$ 4694,60

POUNDAGE - 2% OF BID \$ 93,89

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

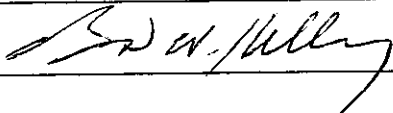
MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4788,49

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):   
\_\_\_\_\_

TOTAL DUE: \$ 4788,49

LESS DEPOSIT: \$ 1350,60

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 3438,49

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK MELLON

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

**Attorney for the Plaintiff:**  
RAS CITRON LLC  
133 GAITHER DRIVE  
SUITE F  
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
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Other	\$40.50

**Total Sheriff Costs** **\$2,273.75**

## Municipal Costs

Sewer	\$2,349.10
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**Total Municipal Costs** **\$2,349.10**

## Distribution Costs

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

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

Location of the real estate: 315 EAST 3RD STREET, BLOOMSBURG, PA 17815

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Grand Total:

\$4,694.60

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

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 241009  
Customer:  
SHERIFF  
ATTN: OFFICE

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

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0102  
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	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:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8863 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	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. Eggerman, Esq. \*  
Aleisha Jennings, Esq. \*  
Robert Flacco, Esq. #  
Harold Kaplan, Esq. \*,#  
Shauna Deluca \*,+,^  
Abraham Vais \*,+

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



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

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

\*Deceased

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA

Re: **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. Laurel, 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

A handwritten signature in black ink, appearing to be 'EC' followed by a stylized flourish.



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

1830019105

**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 09/21/2020			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number (570) 389-5624	Grantee(s)/Lessee(s) *** See please see below for full grantee	Telephone Number (855) 225-6906
Mailing Address 35 West Main Street		Mailing Address One Mortgage Way	
City Bloomsburg	State PA	ZIP Code 17815	City Mount Laurel
			State NJ
			ZIP Code 08054

**SECTION II REAL ESTATE LOCATION**

Street Address 315 E 3rd Street		City, Township, Borough Bloomsburg	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 05E-03-271-00-000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? <input checked="" type="radio"/> YES <input type="radio"/> NO		
1. Actual Cash Consideration 4,694.60	2. Other Consideration + 0.00	3. Total Consideration = 4,694.60
4. County Assessed Value 28,224.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 134,346.24

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

1a. Amount of Exemption Claimed \$ 134,346.24	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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**2. Check Appropriate Box Below for Exemption Claimed.**

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

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

Name RAS Citron, LLC		Telephone Number (855) 225-6906	
Mailing Address 133 Gaither Drive, Suite F	City Mount Laurel	State NJ	ZIP Code 08054
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.			Date
Signature of Correspondent or Responsible Party			

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



1830019105

1830019105

BUSINESS OF THE COURTS

Sheriff Sale  
Postponement  
July 29, 2020 to  
September 9, 2020

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

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

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

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

By the Court

  
Thomas A. James, Jr. P.J.

CLERK OF COURT  
COLUMBIA COUNTY

2020 JUL 14 P 12:38

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FILED

COPY

BUSINESS OF THE COURTS

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

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

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

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

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

2020 MAY 20 P 1:48  
FILED  
NOTARIAL  
CLERK OF COURT  
COLUMBIA COUNTY

BY THE COURT

Thomas A. James, Jr.

P.J.



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will cause 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, bounded 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. Fries;

Thence by line now or formerly of Fries, 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 premises is vested in Michael A. Smith by deed from Eston W. Hileman, widower and Janet L. Conrad joined by Robert H. Conrad his 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  
UN / TAX PARCEL NUMBER: 05E-03-271-00-000

Sold and taken into execution to be sold as the property of SUELEEN 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either resell the property or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

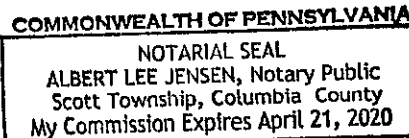
Ad Text: MICHAEL A SMITH SUELLEN LEWIS

Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020

*James T Micklow*

Sworn and subscribed to before me  
this 19 day of March 2020.

*Albert Lee Jensen*  
(Notary Public)



And now, \_\_\_\_\_, 20\_\_\_\_, I  
hereby certify that the advertising and publication charges  
amounting to \$\_\_\_\_\_ for publishing the foregoing  
notice and the fee for this affidavit have been paid in full.

2020-MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

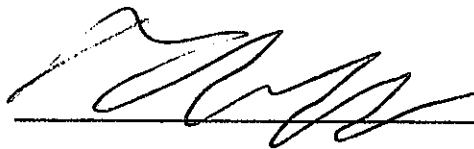
AND NOW, this 20<sup>th</sup> day of March, 2020 President Judge Thomas A. James, Jr. having declared a

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

  
P.J.  
Thomas A. James, Jr.

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

# SHERIFF'S SALE COST SHEET

208-2019

VS. \_\_\_\_\_  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>383.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1465.25</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1715.25</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>2349.10</u>
WATER 20		\$ _____
TOTAL *****		\$ <u>2349.10</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. <u>Lenex Co.</u>	\$ <u>40.50</u>	
	\$ _____	
TOTAL *****		\$ <u>40.50</u>

TOTAL COSTS (OPENING BID) \$ 4694.60

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

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)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2019-CV-208

MORTGAGE FORECLOSURE

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

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

1. On January 16, 2020, 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 January 21, 2020, 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: 3/2/2020

RAS Citron, LLC

A handwritten signature in black ink, appearing to read 'Jenine Davey', written over a horizontal line.

Jenine Davey, Esquire

Attorney ID No. 87077

Robert Flacco, Esquire

Attorney ID No. 325024

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

Attorneys for Plaintiff

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. 3<sup>RD</sup> 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

  
18-225535 - HeC



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

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 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:

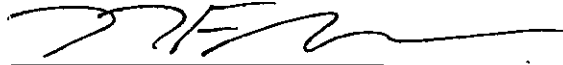
315 E. 3<sup>RD</sup> Street, Bloomsburg, PA 17815.

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

A handwritten signature in black ink, appearing to read 'Jenine Davey', written over a horizontal line.

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)

vs.

Estate 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:

--Suellen Lewis, in her capacity as Heir of Michael A.

Smith, Deceased

Court Case No. Columbia Co 2019-CV-208 (2019-ED-143)

RAS CITRON LLC

Ms. Henrietta Crommarty

133 Gaither Dr., Ste. F

Mount Laurel, NJ 08054

State of: PENNSYLVANIA ss.

County of: SNYDER

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

Date/Time of Service: that on the 16 day of JANUARY, 20 20, at 3:50 o'clock PM

Place of Service: at 506 Hilltop Lane, in Mifflinburg, PA 17844

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Suellen Lewis, in her capacity as 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.

☒ By delivering them into the hands of CRAIG LEWIS, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Suellen Lewis, in her capacity as Heir of Michael A. Smith, Deceased at the place of service, and whose relationship to the person is: SPOUSE

Description of Person Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color LIGHT; Hair Color GREY; Facial Hair NO  
Approx. Age 60; Approx. Height 5'9; Approx. Weight 180

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

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

STEVEN C SENVANO  
Signature of Server  
pse#3999

APS International, Ltd.

Subscribed and sworn to before me this

17 day of January, 20 20

Annette M. Welch 11-19-20  
Notary Public (Commission Expires)

Commonwealth of Pennsylvania - Notary Seal  
Annette M. Welch, Notary Public  
Snyder County  
My commission expires November 19, 2020  
Commission number 1272993  
Member, Pennsylvania Association of Notaries

# Exhibit A

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

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

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  
[REDACTED] 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 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

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

vs.

Estate 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 #: 156351-0002

## AFFIDAVIT OF SERVICE -- Individual

RAS CITRON LLC

Ms. Henrietta Crommarty

133 Gaither Dr., Ste. F

Mount Laurel, NJ 08054

Service of Process on:

--Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael A. Smith, Deceased by posting Court Case No. Columbia Co 2019-CV-208 (2019-ED-143)

State of: PENNSYLVANIA ss.

County of: SNYDER

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

Date/Time of Service: that on the 16 day of JANUARY, 20 20, at 5:30 o'clock P M

Place of Service: at 315 E 3rd Street, in Bloomsburg, PA 17815

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael A. Smith, Deceased by posting

Person Served, and Method of Service:

☒ By POSTING

☐ By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael A. Smith, Deceased by posting at the place of service, and whose relationship to the person is: \_\_\_\_\_

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

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_  
Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

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

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

STEVEN C SERVANO  
Signature of Server gsc #3999

APS International, Ltd.

Subscribed and sworn to before me this

17 day of January, 20 20

Annette M. Welch 11-19-20

Notary Public

(Commission Expires)

Commonwealth of Pennsylvania - Notary Seal  
Annette M. Welch, Notary Public  
Snyder County  
My commission expires November 19, 2020  
Commission number 1272993  
Member, Pennsylvania Association of Notaries

# Exhibit A

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

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

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  
~~Sheriff's Sale on Monday, 26, 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: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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



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

**CERTIFIED MAIL®**



7019 1120 0001 5604 5013



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
0000922703  
MAILED FROM ZIP CODE 08054  
\$ 006.80  
JAN 14 2020

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

**Exhibit A**

*Handwritten signature*

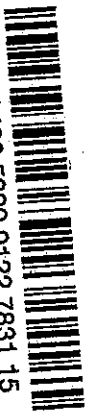
MAIL MUST BE PLACED IN THE RIGHT  
PLACE. STICKER TO BE FOLDED TO THE RIGHT  
OF THE RETURNED MAIL.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

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



9590 9402 5239 9122 7831 15

**2. Article Number (Transfer from service label)**

7019 1120 0001 5604 5013

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

**X**

**B. Received by (Printed Name)**

☐ Agent  
☐ Addressee

**C. Date of Delivery**

**D. Is delivery address different from item 1?** ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Exhibit A

Name and Address of Sender		RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1	2019-CV-208	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 Bloomensburg, PA 17815											
2	2019-D-ED-143												
3	03/25/2020												
4													
5													
6													
7													
8													
9													
10													
11													
12													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail (document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handlings charges apply only to third and fourth class parcels.							
1		1		Nina D. Bracey									
PS Form 3877, February 1994				Form Must be Completed by Typewriter, Ink or Ball Point Pen									

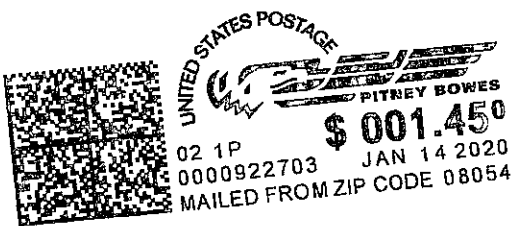
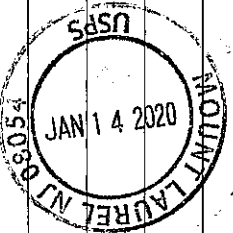


Exhibit A

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

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

MORTGAGE FORECLOSURE

**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

Exhibit B

property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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

Name and Address of Sender		RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.		
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1	2019-CV-208	Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815										
2	2019-ED-143	Columbia County Domestic Relations Section 11 West Main Street, Bloomsburg, PA 17815										
3	03/23/2020	Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230										
4		Tenants/Occupants 315 E. 3rd Street, Bloomsburg, PA 17815										
5		Internal Revenue Service 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222-4107										
6		Commonwealth of Pa, Bureau of Individual Tax Inheritance Tax Division, 6th Floor, Strawberry Square Department 280601, Harrisburg, PA 17128										
7		Department of Public Welfare, TPL Casualty Unit Estate Recovery Program, P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486										
8												
9												
10												
11												
12												
13												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail special handling charges apply only to third and forth class parcels.							
7		7	Henni Crommarty									

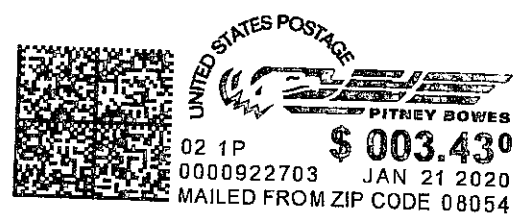
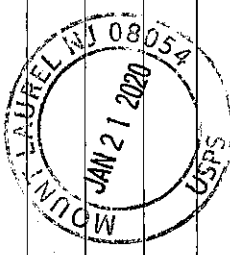


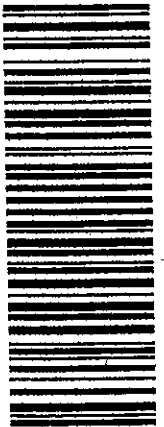
EXHIBIT B

Michael A. Smith, Deceased - RAS #18-225535 (Columbia County)

PS Form 3877, February 1994 Form Must be Completed by Typewriter, Ink or Ball Point Pen

**CERTIFIED MAIL®**

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



7019 1640 0002 1612 1656

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



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
\$ 006.80  
0800922703 JAN 21 2020  
MAILED FROM ZIP CODE 08054

EXHIBIT B

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

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



9590 9402 5529 9249 5586 89

**2. Article Number (Transfer from service label)**

7019 1640 0002 1612 1656

PS Form 3811, July 2015 PSN 7530-02-000-9063

**COMPLETE THIS SECTION ON DELIVERY**

18-725435

**A. Signature**

☒ X

☐ Agent  
☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

**D. Is delivery address different from item 1? ☐ Yes**  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input checked="" type="checkbox"/> Return Receipt for Merchandise  |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery                |   |

Domestic Return Receipt

EXHIBIT B



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 5529 9249 5586 89

2. Article Number (Transfer from service label)

7019 1640 0002 1612 1656

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Printed Name]* C. Date of Delivery *[Date]*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input checked="" type="checkbox"/> Return Receipt for Merchandise  |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

EXHIBIT B

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 ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES SERIES 2005-RS4  
Plaintiff

v.

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

NO: 2019-CV-208

FILED  
1. COTHORNTARY  
2019 OCT 18 PM 4:15  
CLERK OF COURTS  
COUNTY OF COLUMBIA

ORDER

AND NOW, this 18<sup>th</sup> 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.

Exhibit C

It is further **ORDERED** and **DECREEED** 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:

1st Thomas A. James Jr.

EX-100 TC

# 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](mailto:aseamans@bloomsburgma.org).

Sincerely,



Amy Seamans  
Billing and Collections Director

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

Case Number  
2019CV208

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 315 EAST 3RD STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: RAS CITRON LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2019CV208

315 EAST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
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 ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 21, 2020

COMMONWEALTH OF PENNSYLVANIA<sup>1</sup>

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

NOTARY

Affirmed and subscribed to before me this

21ST day of FEBRUARY, 2020



Plaintiff Attorney RAS CITRON LLC, 163 GANTHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

(c) CountySuite Sheriff, Teleosoft, Inc.

## SHERIFF'S OFFICE OF UNION COUNTY

Ernest R Ritter, III  
Sheriff

Scott W Hahn  
Chief Deputy

Melissa Lobos  
Solicitor

Heather Cicchiello  
Administrative Assistant



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.

*Deputy Eric L. Leaman*  
ERIC LEAMAN, DEPUTY

SO ANSWERS,

*Ernest R Ritter III*

February 07, 2020

ERNEST R RITTER, III, SHERIFF

## COSTS

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
				\$75.00	\$75.00
BALANCE:				\$0.00	

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 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	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

Case Number  
2019CV208

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	143
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; margin-top: 10px;">Heckli-</div>		

### Serve To:

<b>Name:</b>	SUELLEN LEWIS IN HER CAPACITY AS HE
<b>Primary Address:</b>	315 EAST 3RD STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	506 HILLTOP LANE MIFFLINBURG, PA 17844
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	SEND BACK
<b>Relation:</b>	CANT LOCATED
<b>Date:</b>	1/27/20
<b>Time:</b>	1515
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
-----------------------------	---------------

### Service Attempts:

<b>Date:</b>	1/15/2020	1/16/2020				
<b>Time:</b>	1144	1353				
<b>Mileage:</b>						
<b>Deputy:</b>	4	4				

### Service Attempt Notes:

1. WARRANT
2. POST OFFICE
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

SUELLEN LEWIS IN HER C.

2019CV208

315 EAST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

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

2019-ED-143

**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: Bonnie N. Jurek 1SS

Clerk & Clerk of Sev. Courts

Date: 12/19/19 My Com. Ex. 1st Monday in 2020

\*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.

COURT OF COMMON PLEAS

NO. 2019-CV-208

2019-EP-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 \$ 75,538.01

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 PAID:**

PROTHONOTARY \$ \_\_\_\_\_  
SHERIFF \$ \_\_\_\_\_  
STATUTORY \$ \_\_\_\_\_  
COSTS DUE PROTHONOTARY \$ \_\_\_\_\_

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

By: \_\_\_\_\_  
RAS Citron, LLC - Attorneys for Plaintiff  
Robert Crawley, Esq., ID No. 319712  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-381-9549  
[rcrawley@rasnj.com](mailto:rcrawley@rasnj.com)

\*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:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380  
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: 2  
Agate Lines: 225  
Blind Box:

**Total Ad Cost \$1,465.25**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/04/20	03/18/20	3	\$1,465.25

**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, bounded 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. Janus;

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.L. 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 Estlin W. Hilsman, widower, to Estlin W. Hilsman, Janet L. Conard and Ronald L. Hilsman, as tenants in common by deed dated October 30, 1991 and recorded in Columbia County Record Book 486 page 681.

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

PROPERTY ID: 05F-03-771-00-000

Title to said premises is vested in Michael A. Smith by deed from Estlin W. Hilsman, widower and Janet L. Conard joined by Robert H. Conard his husband and Ronald L. Hilsman joined by Cheri S. Hilsman, his wife, dated 11/12/1997, recorded 11/18/1997 in Book No. 672 page 0094.

PROPERTY ADDRESS: 315 EAST 3RD STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05F-03-771-00-000

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff  
HAS CITRON LLC  
M. LAUREL NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

Case Number  
2019CV208

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	143
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Cou
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Alyssa Wido
<b>Relation:</b>	Clerk
<b>Date:</b>	01/10/2020
<b>Time:</b>	10:24
<b>Deputy:</b>	[Signature]
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2019CV208 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



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Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
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### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	143
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BLOOMSBURG MUNICIPAL AUTHORITY
<b>Primary Address:</b>	1000 MARKET STREET SUITE 9 BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
<b>Adult In Charge:</b>	Amy Seaman		
<b>Relation:</b>	director		
<b>Date:</b>	01/10/2020	<b>Time:</b>	11:45
<b>Deputy:</b>	#2	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BLOOMSBURG MUNICIPAL 2019CV208 1000 MARKET STREET, SUITE 9, BLOOMSBURG, PA 178 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

Case Number  
2019CV208

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	143
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Mary F. Ward
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816
<b>Phone:</b>	570-784-1581 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
<b>Adult In Charge:</b>	Mary Ward
<b>Relation:</b>	
<b>Date:</b>	01/10/2020
<b>Time:</b>	11:35
<b>Deputy:</b>	ATJ
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

WARD, MARY F.

2019CV208

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

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## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	143
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
<b>Adult In Charge:</b>	Sherry Evans
<b>Relation:</b>	Clerk
<b>Date:</b>	01/10/2020
<b>Time:</b>	10:19
<b>Deputy:</b>	#2
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2019CV208

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 01/10/20

Account:

Name:  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
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: 2  
Agate Lines: 225  
Blind Box:

Total Ad Cost \$1,465.25  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/04/20	03/18/20	3	\$1,465.25

## 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, bounded and described as follows, to-wit:

Beginning at a corner on East Street;

Thence along the north side of East Third Street, North 68 Degrees 30 minutes East, 103 feet to a corner of lot now or formerly of Mary M. Jones;

Thence by said Lot, North 45 degrees 30 minutes West, 57 feet, 6 inches to a corner on line on now or formerly of WLL, Inc.;

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

Being the same premises granted and conveyed by Esten W. Hiltman, widower, to Esten W. Hiltman, Janet L. Conrad and Ronald L. Hiltman, as tenants in common by deed dated October 30, 1991 and recorded in Columbia County Record Book 480 page 66-1.

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

PROPERTY ID: 05F03-71-00-000

Title to said premises is vested in Michael A. Smith by deed from Esten W. Hiltman, widower and Janet L. Conrad joined by Robert H. Conrad her husband and Ronald L. Hiltman joined by Christa S. Hiltman, his wife, dated 11/12/1997, recorded 11/18/1997 in Book No. 672 page 006-4.

PROPERTY ADDRESS: 315 EAST 3RD STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05F03-71-00-000

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff  
HAS CHIRN LLC  
MT. LAUREL, NJ

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

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

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  
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: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

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

2019-ED-143

**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.

By: 

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

Smith

**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.

05E-03-271-00-000

Town of Bloom

REAL ESTATE OUTLINE

ED # 2019 ED143

DATE RECEIVED 12-19-19  
DOCKET AND INDEX 2019 CV 208

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u><del>X</del></u>	<i>Deceased</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>8208</u>

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

SALE DATE March 25<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>3-4</u>
2 <sup>ND</sup> WEEK	<u>3-11</u>
3 <sup>RD</sup> WEEK	<u>3-18</u>

*✓ Copied*

TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY**

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

24 HOUR PHONE  
(570) 784-6300

PHONE  
(570) 389-5622

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: 1-9-2020

Re: Sheriff's Sale Advertising Dates

The Bank of New York Mellon 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:

1<sup>st</sup> Week March 4<sup>th</sup> 2020

2<sup>nd</sup> Week March 11<sup>th</sup> 2020

3<sup>rd</sup> Week March 18<sup>th</sup> 2020

SALE DATE: March 25<sup>th</sup> 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](mailto: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

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

2019-ED-143

**LAST KNOWN MAILING ADDRESS**

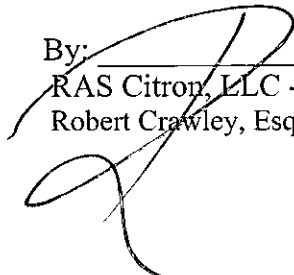
The Defendant(s) last known address is as follows:

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.

By:

  
\_\_\_\_\_  
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](mailto: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

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

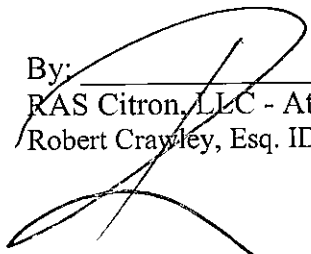
2019-ED-143

**CERTIFICATION**

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

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

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

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

**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**.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
SUELLEN LEWIS IN HER CAPACITY AS HEIR OF MICHAEL A. SMITH DECEASED

Case Number  
2019CV208

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	315 EAST 3RD STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> RAS CITRON LLC	<b>Phone:</b>
-----------------------------	---------------

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2019CV208

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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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

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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.

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**Case Number:** 2019-CV-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:

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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](mailto: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

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

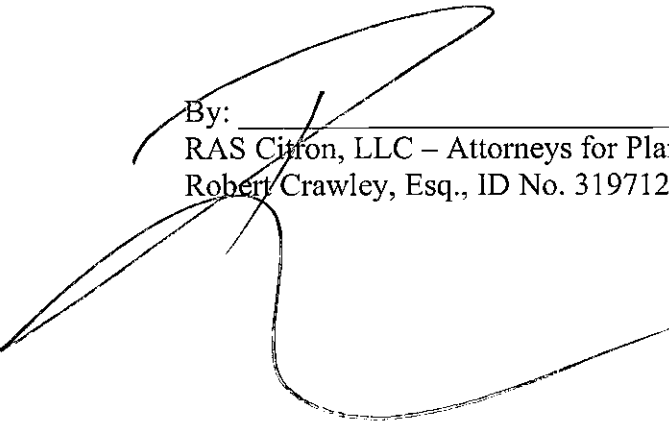
NO: 2019-CV-208

2019-ED-143

### **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: 12/18/2019

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

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

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



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

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

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

Re: 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

---

\* 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.



## Document Receipt

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000170854

Doc Ref #: 2019ED143

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	17542	Carrier / service:	USPS Server	First-Class Mail®	1/9/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000170847

Doc Ref #: 2019ED143

Postage 5.6000

KING OF PA 19406  
PRUSSIA

## Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000170823

Doc Ref #: 2019ED143

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000170823

Doc Ref #: 2019ED143

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170830

Doc Ref #: 2019ED143

Postage 5.6000

HARRISBURG    PA    17128

## Document Receipt

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

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170830

Doc Ref #: 2019ED143

Postage 5.6000

HARRISBURG PA 17128



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

Date 12/17/2019

8208  
6324132670  
1

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

\*\*\*1,350.00\*\*

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.  
Miami, FL

Memo Sheriff Sale D/2019-CV-208/LN# 64490/Smith Michael

AUTHORIZED SIGNATURE

⑈8208⑈ ⑆26708413⑆ 260179707⑈



Security features. Details on back.