

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 232993	Invoice Date: 10/07/2019 10:59:15 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201907771	GREENWOOD
	Grantor - MCCULLOUGH, LISA A		10/07/19 10:59:20 AM	TOWNSHIP
	Grantee - BANK OF NEW YORK MELLON			
	Consideration - \$2,401.34			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8712 - COLUMBIA COUNTY SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

THE BANK OF NEW YORK

VS. LISA MCCULLOUGH

NO. 19-2019 ED

NO. 1240-2018 JD

DATE/TIME OF SALE: Sept 11, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2354.25

POUNDAGE - 2% OF BID \$ 47.09

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2401.34

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2401.34

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 901.34

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK

vs.

Defendant
LISA A MCCULLOUGH
SHEA A BUPP
UNKNOWN HEIRS JAMES PAUL
MCCULLOUGH

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

Sheriff's Sale Date: Wednesday, September 11, 20
Writ of Execution No. : 2018CV1240
Advance Sheriff Costs: \$1,500.00

Location of the real estate: 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

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		\$42.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,380.00
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
Continued or Cancelled Sale	Postponed to: 5/29/2019	\$10.00
Service		\$210.00
Service Mileage		\$16.00
Distribution Form		\$25.00
Copies		\$7.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$150.00
Continued or Cancelled Sale	Postponed to: 7/24/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 9/11/2019	\$10.00

Total Sheriff Costs \$2,282.50

Distribution Costs

Recording Fees	\$71.75
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: 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

Grand Total:

\$2,354.25

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

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

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



130

CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
Facsimile 973-404-8886

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
35 West Main Street
Bloomsburg, PA

Re: **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES
2006-24**

vs.

**LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED**

**Property: 616 ROHRSBURG ROAD
ORANGEVILLE (GREENWOOD), PA 17859
Columbia County C.C.P. No.: 2018-CV-1240
Sheriff's Sale Date: September 11, 2019**

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 FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-24**, with its mailing address located at 55 Beattie Place, MS#005, Greenville, SC 29601.

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,

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

Edward Cotter
Legal Assistant



REV-183

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

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

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document 09/13/2019			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number (570) 389-5624	Grantee(s)/Lessee(s) *** (Please see below for full Grantee)	Telephone Number (855) 225-6906
Mailing Address 35 West Main Street		Mailing Address 55 Beattie Place, MS#005	
City Bloomsburg	State PA	ZIP Code 17815	City Greenville
			State SC
			ZIP Code 29601

SECTION II REAL ESTATE LOCATION

Street Address 616 Rohrsburg Road		City, Township, Borough Orangeville (Greenwood)
County Columbia	School District Millville Area School District	Tax Parcel Number 17-14-017-00,000

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☒ YES ☐ NO

1. Actual Cash Consideration 901.34	2. Other Consideration + 0.00	3. Total Consideration = 901.34
4. County Assessed Value 21,575.00	5. Common Level Ratio Factor x 4.41	6. Computed Value = 95,145.75

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

1a. Amount of Exemption Claimed \$ 95,145.75	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

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

***The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-24

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

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

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party *E L* Date *09/13/2019*

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



1830019105

1830019105



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

COLUMBIA County Sheriff's Office

Re: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24
vs. LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; et al
CCP, COLUMBIA County Docket No. 2018-CV-1240

Dear Sir or Madam:

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

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

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

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; SHEA BUPP, IN HIS CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/24/2019 at 9:00 AM for the above captioned matter has
been continued until 9/11/2019 at 9:00 AM.

Date: _____

7/26/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff



18-133854 - BeC



RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; SHEA BUPP, IN HIS CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

Certificate of Filing

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of The
Date of Continued Sheriff's Sale in the above-captioned matter.

Date: _____

7/26/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; SHEA BUPP, IN HIS CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

NO: 2018-CV-1240

ORDER

FILED
PROthonotary
2019 JUL 22 P 1:15
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this *19* day of *July*, 20*19*, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for July 24, 2019, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for September 11, 2019. 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



J.



Michelle M. Zelina, Esq.**
Jenine R. Davey, Esq. *#,*
Steven D. Krol, Esq.
Laura M. Egerman, Esq.
Monika Pundalik, Esq.
Lana Sukhman, Esq.*
Naser Selmanovic, Esq.
Christopher Ford, Esq.*
Jennifer A. Stead, Esq.*
Aleisha Jennings, Esq.
Jeffrey Grabowski, Esq.
Amira Irfan, Esq.**
Micah Pakay, Esq.
Shannon Dubel, Esq.*
Brandon Pack, Esq.*#
James DiMaggio, Esq.*#
Melissa Crotty, Esq.
Zayin Bajor, Esq.*#
Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in NJ
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



133 GAITHER DRIVE, SUITE F
MOUNT LAUREL, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

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

July 17, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24

vs. LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; et al

Docket: 2018-CV-1240

Property Address: 616 ROHRSBURG ROAD
, ORANGEVILLE (GREENWOOD) PA, 17859

Our File No.: 18-133854 - BeC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 07/24/2019 be postponed until 9/11/2019 pending a court order.

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

Very Truly Yours,

Benjamin Cro
Paralegal



18-133854 - BeC



FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron
DATE	2019-07-17 19:44:10 GMT
RE	Postponement Letter 2018-CV-1240

COVER MESSAGE

Please see the attached pending a court order.

Thank you,

Benjamin M. Cro
Paralegal



RAS Citron, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: 855-225-6906 Ext. 1281 - Please note my extension has changed.
Fax: 866-381-9549
Email: BenCro@rasnj.com

Providing excellent customer service is my highest priority. If you are not 100% satisfied with my service, or your experience with RAS Citron, please contact my direct manager, [Jonathan Stears](mailto:jstears@rasnj.com), at 855-225-6906 Ext 1272 or by email at jstears@rasnj.com. Thank You.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz and Schneid, P.L. for damage arising in any way from its use.

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

COLUMBIA County Sheriff's Office

Re: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED
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CCP, COLUMBIA County Docket No. 2018-CV-1240

Dear Sir or Madam:

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

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

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

18-133854 - BeC

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE
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CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; SHEA BUPP, IN HIS CAPACITY AS
HEIR OF JAMES PAUL MCCULLOUGH,
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ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **05/29/2019 at 9:00 AM** for the above captioned matter has
been continued until **07/24/2019 at 9:00 AM**.

Date: _____

5/30/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff



18-133854 - BeC



RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

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INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

Certificate of Filing

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of The
Date of Continued Sheriff's Sale in the above-captioned matter.

RAS Citron, LLC

Date: 5/30/2019

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff

Michelle M. Zeffina, Esq.**
Jenine R. Davey, Esq. *#,**
Steven D. Krol, Esq.
Laura M. Eggerman, Esq.
Monika Pundalik, Esq.
Lana Sukhman, Esq.*
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Amira Irfan, Esq.**
Micah Pakay, Esq.
Shannon Dohel, Esq.**
Brandon Pack, Esq.*#
James DiMaggio, Esq.*#
Melissa Crotty, Esq.
Zayin Bajor, Esq.*#
Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in NJ
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



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Member of Pennsylvania 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

May 28, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED
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MCCULLOUGH, DECEASED; et al

Docket: 2018-CV-1240

Property Address: 616 ROHRSBURG ROAD, ORANGEVILLE, PA, 17859

Sheriff Sale No.:

Our File No.: 18-133854 - BeC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 05/29/2019 be postponed until 7/24/2019.

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

Very Truly Yours,

Benjamin Cro
Paralegal



18-133854 - BeC



FAX COVER SHEET

TO

COMPANY

FAXNUMBER 15703895625

FROM RAS Citron

DATE 2019-05-28 19:26:32 GMT

RE Postponement letter 2018-CV-1240

COVER MESSAGE

Please see the attached.

Thank you,

Benjamin M. Cro

Paralegal



RAS Citron, LLC

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: 855-225-6906 Ext. 281

Fax: 866-381-9549

Email: BenCro@rasnj.com

Providing excellent customer service is my highest priority. If you are not 100% satisfied with my service, or your experience with RAS Citron, please contact my direct manager, [Jonathan Stears](mailto:jstears@rasnj.com), at 855-225-6906 Ext 272 or by email at jstears@rasnj.com. Thank You.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz and Schneid, P.L. for damage arising in any way from its use.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by RAS Citron, LLC. for damage arising in any way from its use.

SHERIFF'S SALE COST SHEET

18-1240

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>457.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1380.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1630.60</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2324.25

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

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

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

1. On February 13, 2019, 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 March 04, 2019, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

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

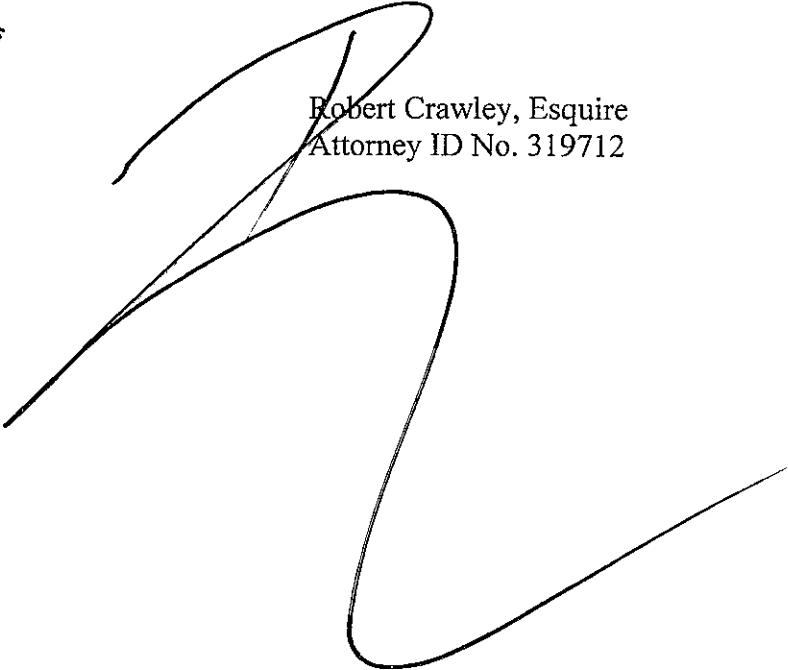
COPIES

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. sec. 4904 relating to unsworn falsification to authorities.

Dated:

RAS Citron, LLC

4/22/2019



Robert Crawley, Esquire
Attorney ID No. 319712

RAS Citron, LLC
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 FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24, Plaintiff in the above action, by the undersigned attorney, **RAS CITRON, LLC** sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859**.

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

James Paul McCullough
616 Rohrsburg Road
Orangeville (Greenwood), PA 17859

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

Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road
Orangeville, PA 17859

Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased
P.O. Box 135
Benton, PA 17814-0135



Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road
Orangeville, PA 17859

Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased
9 Shady Creek Lane
Leicester, NC 28748-5167

Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right,
Title or Interest from or under James Paul McCullough, Deceased
616 Rohrsburg Road
Orangeville, PA 17859

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

Zenith Acquisition Corporation
170 Northpointe Parkway, Suite 300
Buffalo, NY 14228

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24
75 Beattie Place, Suite 300
Greenville, SC 29601

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 West Main Street
Bloomsburg, PA 17815

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

Commonwealth of PA, Department of Revenue
Bureau of Compliance, P.O. Box 28130
Harrisburg, PA 17128-1230

Tenants/Occupants
616 Rohrsburg Road
Orangeville (Greenwood), PA 17859

Internal Revenue Service, W.S. Moorhead Building
1000 Liberty Avenue, Room 704 – Advisory
Pittsburgh, PA 15222-4107

Commonwealth of Pa, Bureau of Individual Tax
Inheritance Tax Division, 6TH Floor
Strawberry Square, Department 280601
Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty Unit
Estate Recovery Program, P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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 Id No: 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED

Property: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$63,060.88

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on April 24, 2019 at 09:00AM, at the Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

Exhibit B

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.

Exhibit B

Name and Address of Sender		RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee Remarks	
1	CV-2018-009227	Columbia County Tax Claim Bureau 11 W. Main Street, Bloomsburg, PA 17815											
2		Columbia County Domestic Relation Section 11 W. Main Street, Bloomsburg, PA 17815											
3	04/12/2019	Commonwealth of Pa, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230											
4		Tenants/Occupants 616 Rohrsburg Road, Orangeville (Greenwood), PA 17859											
5		Internal Revenue Service, WS Moorehead Building 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		Zenith Acquisition Corp. 170 Northpointe Parkway, Suite 300 Buffalo, NY 14228											
9													
10													
11													
12													
13													
14													
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.								
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen											

Exhibit B

James Paul McCullough, Deceased - RAS #18-133854 (Columbia County)

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

CERTIFIED MAIL®



7018 1830 0001 7551 2085

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



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0000922703
\$ 006.80
MAR 04 2019
MAILED FROM ZIP CODE 08054

Exhibit B

blue

PRINT DELIVERY ADDRESS IN THE ADDRESS FIELD OF THE MAILING LABEL TO BE RETURNED TO THE POST OFFICE

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, WS Moorehead Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222-4107

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: ☐ Yes ☐ 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

9590 9402 4807 8344 8512 66

2. Article Number (Transfer from service label)

7018 1830 0001 7551 2085

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

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, WS Moorehead Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222-4107



9590 9402 4807 8344 8512 66

2. Article Number (transfer from service label)

7018 1830 0001 7551 2085

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Signature] 3-7

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

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

Mail
Mail Restricted Delivery
(b)

Domestic Return Receipt

Exhibit B

RAS Citron, LLC
Attorney's for Plaintiff
Robert Crawley, Esquire
Attorney ID: 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

The undersigned, on behalf of Plaintiff, hereby certifies he/she did serve upon
Defendant(s) Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased,
Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased and Unknown Heirs,
Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from
or Under James Paul McCullough, Deceased a true and correct copy of the above-captioned
Notice of Sale in accordance with the Court Orders dated November 27, 2018 and March 27,
2019 as follows:

By sending regular and certified mail to the address of

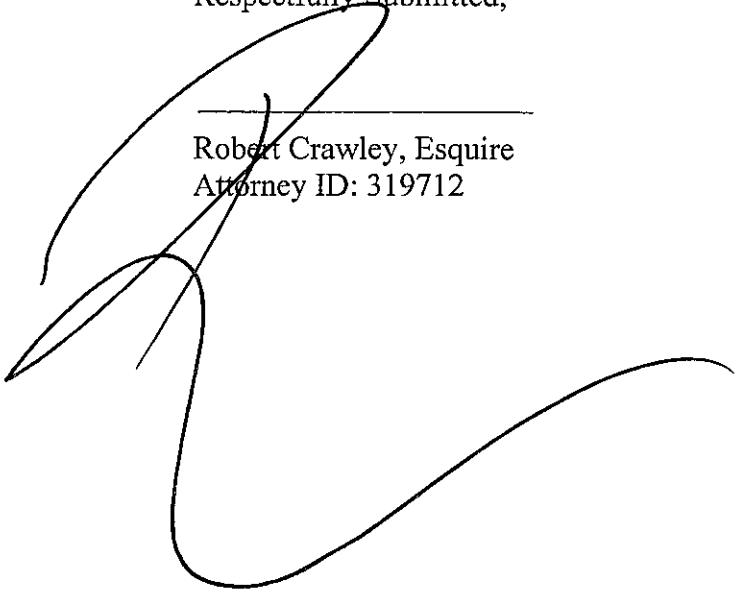
616 Rohrsburg Road, Orangeville, PA 17859
P.O. Box 135, Benton, PA 17814-0135
9 Shady Creek Lane, Leicester, NC 28748-5167

By posting a copy on the mortgaged property located at 616 Rohrsburg Road,
Orangeville, PA 17859.

The proofs of mailing and posting 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/her 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.

Respectfully Submitted,



Robert Crawley, Esquire
Attorney ID: 319712

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER
CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; et al
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1248

FILED
PROTHONOTARY
2018 NOV 28 A 11:04
CLERK OF COURTS
COUNTY OF COLUMBIA

AMENDED ORDER

AND NOW, this 27 day of November, 2018, 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 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 JAMES PAUL MCCULLOUGH, DECEASED, by publication of the Complaint in accordance with Pa.R.Civ.P. 430(b)(1); by First Class mail and certified mail at the mortgaged property located at 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859; and by posting of the mortgaged property at 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859, by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

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

BY THE COURT:


Exhibit C

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

CERTIFIED MAIL®



7018 1830 0002 2554 2642

Unknown Heirs, Successors, Assigns and all
Persons, Firms or Associations Claiming Right,
Title or Interest from or under
James Paul McCullough, Deceased
616 Rohrsburg Road
Orangeville, PA 17859



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 006.80
0000922703 MAR 04 2019
MAILED FROM ZIP CODE 08054

Exhibit A

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> X <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p>	
<p>1. Article Addressed to:</p> <p>Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under James Paul McCullough, Deceased 616 Rohrsburg Road Orangeville, PA 17859</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If "Yes," enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1830 0002 2554 2642</p> <p>9590 9402 4807 8344 8508 63</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p> <p><input type="checkbox"/> Mail <input type="checkbox"/> Mail Restricted Delivery</p> <p>500</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>			

Exhibit A

Name and Address of Sender

RAS Citron, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Henni Crommarty

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line Article Number Name of Addressee, Street, and Post Office Address

1 2018-CV-1248 Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under James Paul McCullough, Deceased 616 Rohrsburg Road Orangeville, PA 17859

2 04/24/2019

3

4

5

6

7

8

9

10

11

12

13

14

15

Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster Per (Name of Receiving Employee)

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

James Paul McCullough, Deceased - RAS #18-133854 (Columbia County)

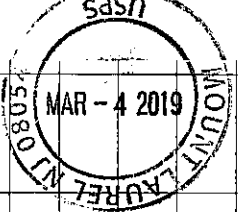
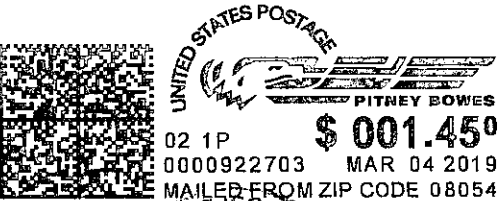


Exhibit A

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO: 2018-CV-1240

FILED
NOTARIAL
2019 MAR 28 A 9:52
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 27 day of March, 2019, upon consideration of Plaintiff's
Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby
ORDERED that pursuant to Pa.R.C.P. 430(a) service of the Notice of Sale is permitted on
Defendant, Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased and
Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased by posting the
mortgaged premises at:

616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

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

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

Exhibit C

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED
P.O. BOX 135, BENTON, PA 17814-0135

SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED
9 SHADY CREEK LANE, LEICESTER, NC 28748-5167

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

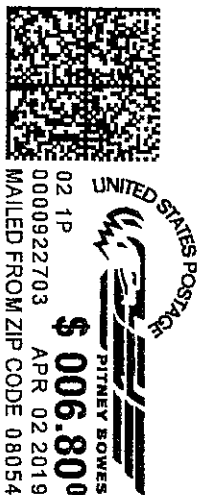
BY THE COURT:

15 Thomas A James, Jr.
J.

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



7018 1830 0002 2554 4189



Shea Bupp, in His Capacity as Heir of
James Paul McCullough, Deceased
616 Rohrsburg Road
Orangeville, PA 17859

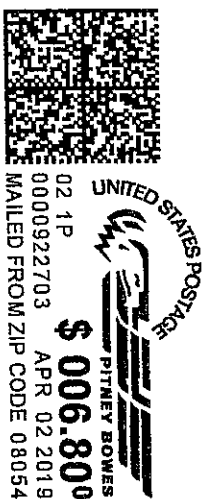
Handwritten signature/initials

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

CERTIFIED MAIL



7018 1830 0002 2554 4202



Shea Bupp, in His Capacity as Heir of
James Paul McCullough, Deceased
9 Shady Creek lane
Leicester, NC 28748

Handwritten signature/initials

Exhibit A

Exhibit A

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee 	
1. Article Addressed to: Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased 616 Rohrsburg Road Orangeville, PA 17859		B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 7018 1830 0002 2554 4189		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1001 PHILADELPHIA, PA 19101

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee 	
1. Article Addressed to: Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased 9 Shady Creek Lane Leicester, NC 28748		B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 7018 1830 0002 2554 4202		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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

CERTIFIED MAIL®



7018 1830 0002 2554 4172



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
\$ 006.800
0000922703 APR 02 2019
MAILED FROM ZIP CODE 08054

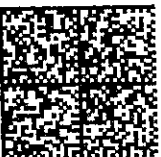
Lisa McCullough, in Her Capacity as Heir of
James Paul McCullough, Deceased
616 Rohrsburg Road
Orangeville, PA 17859

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

CERTIFIED MAIL®



7018 1830 0002 2554 4176



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
\$ 006.800
0000922703 APR 02 2019
MAILED FROM ZIP CODE 08054

Lisa McCullough, in Her Capacity as Heir of
James Paul McCullough, Deceased
P.O. Box 135
Benton, PA 17814-0135

Exhibit A

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:

Lisa McCullough, in Her Capacity as
Heir of James Paul McCullough, Deceased
616 Rohnsburg Road
Orangeville, PA 17859



9590 9402 4807 8344 8531 61

2. Article Number (Transfer from service label)

701B 1B3D 0002 2554 4172

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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

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

Domestic Return Receipt

PLACE STICKER TOP TO TOP OF ENVELOPE TO THE RIGHT

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:

Lisa McCullough, in Her Capacity as
Heir of James Paul McCullough, Deceased
P.O. Box 135
Benton, PA 17814-0135



9590 9402 4807 8344 8531 30

2. Article Number (Transfer from service label)

701B 1B3D 0002 2554 4172

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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

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

Domestic Return Receipt

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<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	<input type="checkbox"/> 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						Postmark and Date of Receipt	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee Remarks
1	2018-CV-1240	Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased 616 Rohrsburg Road, Orangeville, PA 17859										
2		Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased 616 Rohrsburg Road, Orangeville, PA 17859										
3	04/24/2019	Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased P.O. Box 135, Benton, PA 17814-0135										
4		Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased 9 Shady Creek Lane, Leicester, NC 28748										
5												
6												
7												
8												
9												
10												
11												
12												
13												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per <i>James Paul McCullough</i> (Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.						
4												
PS Form 3877, February 1994				Form Must be Completed by Typewriter, Ink or Ball Point Pen								

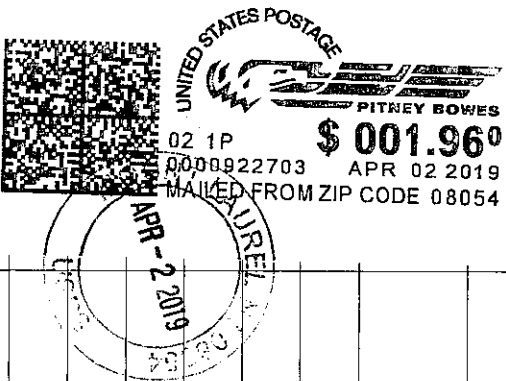


Exhibit A

James Paul McCullough, Deceased - RAS #18-133854 (Columbia County)

The Bank of New York Mellon aka The Bank of New York, as
Trustee, et. al., Plaintiff(s)
vs.
Lisa McCullough, 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 #: 153321-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Unknown Heirs, Successors Assigns and All Persons,
Firms or Associations Claiming Right, Title or Interest
From or Under James Paul McCullough, Deceased by

posting
Court Case No. Columbia Co 2018-CV-1240

RAS CITRON LLC
Ms. Henrietta Crommarty
133 Gaither Dr., Ste. F
Mount Laurel, NJ 08054

State of: Pennsylvania ss.

County of: Dauphin

Name of Server: Nathan Morgan, 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 4th day of March, 20 19, at 9:55 o'clock A M

Place of Service: at 616 Rohrsburg Road, in Orangeville, PA 17859

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:
Person Served, and Method of Service: Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James Paul McCullough, Deceased by posting
☐ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Tit 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.

[Signature]

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

9 day of MARCH, 20 19

Matthew C. Smith 10/23/2020

Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MATTHEW C SMITH

Notary Public
MONROE TWP, SNYDER COUNTY
My Commission Expires Oct 23, 2020

Exhibit A

RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

vs.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY
AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH,
DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

*****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 **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859** is scheduled to
be sold at the Sheriff's Sale on **April 24, 2019 at 9:00 AM** at the **Columbia County Courthouse 35 West Main Street,
Bloomsburg, PA 17815**, to enforce the court judgment of **\$63,060.88** 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

Exhibit A

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER
CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; et al
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1248

FILED
PROTHONOTARY
2018 NOV 28 A 11:04
CLERK OF COURTS
COUNTY OF COLUMBIA

AMENDED ORDER

AND NOW, this 27 day of November, 2018, 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 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 JAMES PAUL MCCULLOUGH, DECEASED, by publication of the Complaint in accordance with Pa.R.Civ.P. 430(b)(1); by First Class mail and certified mail at the mortgaged property located at 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859; and by posting of the mortgaged property at 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859, by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

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

BY THE COURT:


Exhibit C

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Estate of James Paul McCullough, 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 #: 153384-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Lisa McCullough, in her capacity as Heir of James Paul McCullough, Deceased by posting
Court Case No. Columbia Co 2018-CV-1240

RAS CITRON LLC
Ms. Henrietta Crommarty
133 Galther Dr., Ste. F
Mount Laurel, NJ 08054

State of: Pennsylvania ss.

County of: Snyder

Name of Server: Nathan Morgan, 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 6th day of April, 20 19, at 3:30 o'clock PM

Place of Service: at 616 Rohrsburg Road, in Orangeville, PA 17859

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order (2 copies)

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Lisa McCullough, in her capacity as Heir of James Paul McCullough, Deceased by posting

Person Served, and Method of Service:
☐ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Lisa McCullough, in her capacity as Heir of James Paul McCullough, 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.

[Signature]
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
12 day of APRIL, 20 19

Matthew C. Smith
Notary Public (Commission Expires)

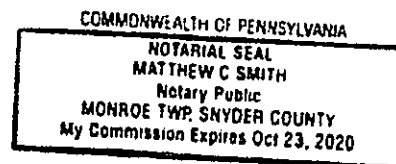


Exhibit A

RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

vs.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

*****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 **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859** is scheduled to be sold at the Sheriff's Sale on **April 24, 2019 at 9:00 AM** at the **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$63,060.88** obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the new date will be announced at the time of sale.

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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**.
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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
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

vs.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED
P.O. BOX 135, BENTON, PA 17814-0135

*****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 **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859** is scheduled to be sold at the Sheriff's Sale on **April 24, 2019 at 9:00 AM** at the **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$63,060.88** 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.)

Exhibit A

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 855-225-6906.
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6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

Exhibit A

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO: 2018-CV-1240

FILED
NOTARIAL
2019 MAR 28 A 9:52
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 27 day of March, 2019, upon consideration of Plaintiff's
Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby
ORDERED that pursuant to Pa.R.C.P. 430(a) service of the Notice of Sale is permitted on
Defendant, Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased and
Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased by posting the
mortgaged premises at:

616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

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

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

Exhibit C

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED
P.O. BOX 135, BENTON, PA 17814-0135

SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED
9 SHADY CREEK LANE, LEICESTER, NC 28748-5167

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

BY THE COURT:

13 Thomas A James, Jr.
J.

Exhibit C

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Estate of James Paul McCullough, 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 #: 153384-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Shea Bupp, in his capacity as Heir of James Paul
McCullough, Deceased by posting
Court Case No. Columbia Co 2018-CV-1240

RAS CITRON LLC
Ms. Henrietta Crommarty
133 Galther Dr., Ste. F
Mount Laurel, NJ 08054

State of: Pennsylvania ss.

County of: Snyder

Name of Server: Nathan Morgan, 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 6th day of April, 20 19, at 3:31 o'clock PM

Place of Service: at 616 Rohrsburg Road, in Orangeville, PA 17859

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order (2 copies)

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Shea Bupp, in his capacity as Heir of James Paul McCullough, Deceased by posting

Person Served, and
Method of Service:

- ☐ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Shea Bupp, in his capacity as Heir of James Paul McCullough, 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.

[Signature]

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

12 day of APRIL, 20 19

Matthew C. Smith

Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MATTHEW C SMITH
Notary Public

MONROE TWP. SNYDER COUNTY
My Commission Expires Oct 23, 2020

Exhibit A

RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

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AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH,
DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

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RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
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Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

vs.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY
AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH,
DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED
9 SHADY CREEK LANE, LEICESTER, NC 28748

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

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO: 2018-CV-1240

FILED
NOTARIAL
2019 MAR 28 A 9:52
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 27 day of March, 2019, upon consideration of Plaintiff's
Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby
ORDERED that pursuant to Pa.R.C.P. 430(a) service of the Notice of Sale is permitted on
Defendant, Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased and
Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased by posting the
mortgaged premises at:

616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

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

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

Exhibit C

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED
P.O. BOX 135, BENTON, PA 17814-0135

SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED
9 SHADY CREEK LANE, LEICESTER, NC 28748-5167

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

BY THE COURT:

15 Thomas A James, Jr.
J.

Exhibit C

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK
vs.
LISA A MCCULLOUGH (et al.)

Case Number
2018CV1240

SHERIFF'S RETURN OF SERVICE

02/13/2019 12:18 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LISA A MCCULLOUGH AT 616 ROHRBURG ROAD, ORANGEVILLE, PA 17859.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 14, 2019

Exhibit A

NOTARY

Affirmed and subscribed to before me this

14TH day of FEBRUARY, 2019

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

(c) County/State Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




THE BANK OF NEW YORK
vs.
LISA A MCCULLOUGH (et al.)

Case Number
2018CV1240

SHERIFF'S RETURN OF SERVICE

03/19/2019 10:50 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 19, 2019

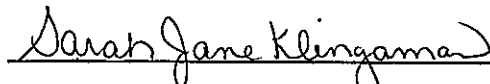
Exhibit A

COMMONWEALTH OF PENNSYLVANIA
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

19TH day of MARCH, 2019



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

(c) CountySuite Sheriff, Talcosoft, Inc.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
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Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS
CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

2019 - ED - 19

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: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount \$ 63,060.88

(Costs to be added) \$ _____

Total \$ _____
Prothonotary

Prothonotary

By: Barbara N. Murrell ISS
Clerk

Date: 01/7/2019

Prothonotary & Clerk of the Court
Columbia County, Pennsylvania

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2018-CV-1240

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2006-24

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
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DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

WRIT OF EXECUTION

JUDGMENT TOTAL \$ 63,060.88

COSTS PAID:

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

PREMISES TO BE SOLD:

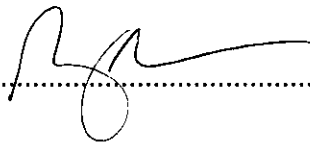
616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

By: 

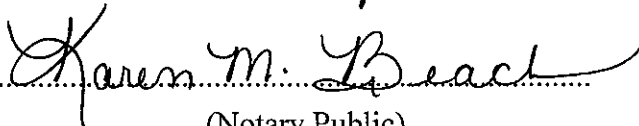
RAS Citron, LLC - Attorneys for Plaintiff
Robert Flacco, Esq., ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

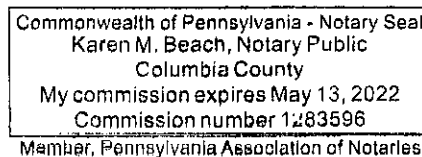
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream 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 April 3, 10, 17, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 17th day of April 2019

.....
(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.

.....



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

COLUMBIA County Sheriff's Office

Re: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24
v. LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; et al
CCP, COLUMBIA County Docket No. 2018-CV-1240

Dear Sir or Madam:

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

Thank you for your assistance in this matter.

Very truly yours,

Benjamin Cro
Legal Assistant

Enclosures

cc: LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED

* 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.

18-133854 - BeC

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **04/24/2019 at 9:00 AM** for the above captioned matter has
been continued until **5/29/2019 at 9:00 AM**.

Date: _____

4/16/2019

RAS Citron, LLC

By: _____

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff

RAS CITRON, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-24

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR
OF JAMES PAUL MCCULLOUGH, DECEASED;
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
JAMES PAUL MCCULLOUGH, DECEASED

Defendant(s)

Certificate of Filing

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of The
Date of Continued Sheriff's Sale in the above-captioned matter.

RAS Citron, LLC

Date: 4/16/2019

By: 

Robert Crawley, Esq.

ID No. 319712

Attorney for Plaintiff

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

REAL ESTATE TAX CERTIFICATION

Date: 04/04/2019

Fee: \$5.00

Cert. NO: 34927

MCCULLOUGH JAMES PAUL
616 ROHRSBURG ROAD
ORANGEVILLE PA 17859

District: GREENWOOD TWP
Deed: 20061 -2581
Location: 616 ROHRSBURG RD
Parcel Id:17 -14 -017-00,000

Assessment: 21,575
Balances as of 04/04/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

Michelle M. Zelina, Esq.**
Jenine R. Davey, Esq. *#,**
Steven D. Krul, Esq.
Laura M. Egerman, Esq.
Monika Pundalik, Esq.
Lana Sukhman, Esq.*
Naser Selmanovic, Esq.
Christopher Ford, Esq.*
Jennifer A. Stead, Esq.*
Alesha Jennings, Esq.
Jeffrey Grabowski, Esq.
Amira Irfan, Esq.**
Micah Pakay, Esq.
Shannon Dobel, Esq.**
Brandon Pack, Esq.*#
James DiMaggio, Esq.*#
Melissa Crotty, Esq.
Zayn Bajor, Esq.*#
Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in NJ
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



133 GATHER DRIVE, SUITE F
MOUNT LAUREL, NJ 08054
855-225-6906
Facsimile 866-381-9549
E-Mail: PASales@rasnj.com

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

April 4, 2019

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
vs. LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED

Docket: 2018-CV-1240

Property Address: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD) PA, 17859

Sheriff Sale No.:

Our File No.: 18-133854 - BeC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 04/24/2019 be postponed until 5/29/2019.

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

Very Truly Yours,

Benjamin Cro
Paralegal

18-133854 - BeC



Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by RAS Citron, LLC. for damage arising in any way from its use.

FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron
DATE	2019-04-04 16:28:58 GMT
RE	Postponement Letter 2018-1240

COVER MESSAGE

Please see the attached.

Thank you,

Benjamin M. Cro
Paralegal



RAS Citron, LLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: 855-225-6906 Ext. 281
Fax: 866-381-9549
Email: BenCro@rasnj.com

Providing excellent customer service is my highest priority. If you are not 100% satisfied with my service, or your experience with RAS Citron, please contact my direct manager, Jonathan Stears, at 855-225-6906 Ext 272 or by email at jstears@rasnj.com. Thank You.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz and Schneid, P.L. for damage arising in any way from its use.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK
vs.
LISA A MCCULLOUGH (et al.)

Case Number
2018CV1240

SHERIFF'S RETURN OF SERVICE

03/19/2019 10:50 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

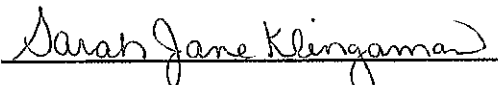
March 19, 2019

COMMONWEALTH OF PENNSYLVANIA
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

19TH day of MARCH, 2019



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK
vs.
LISA A MCCULLOUGH (et al.)

Case Number
2018CV1240

SHERIFF'S RETURN OF SERVICE

02/13/2019 12:18 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LISA A MCCULLOUGH AT 616 ROHRBURG ROAD, ORANGEVILLE, PA 17859.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 14, 2019

NOTARY

Affirmed and subscribed to before me this

14TH day of FEBRUARY, 2019

Plaintiff Attorney: RAS CITRON LLC, 183 CANTHER DRIVE, SUITE A, MT LAUREL, NJ 08054

(c) CountySutta Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 616 ROHRSBURG ROAD
ORANGEVILLE, PA 17859

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/19/19

Time:

10:50

Deputy:

8

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV1240

616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

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 02/13/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:	1160154
Description:	HEIRS OF JAMES MCCULL- LOUGH SALE
Run Dates:	04/03/19 to 04/17/19
Class:	2
Agate Lines:	228
Blind Box:	

Total Ad Cost	\$1,380.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/03/19	04/17/19	3	\$1,380.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1240

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, APRIL 24, 2019 AT 9:00 O'CLOCK A.M.

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

Legal Description

ALL THAT CERTAIN piece, parcel and tract of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of State Route 4041, also known as the Rohrsburg Road; THENCE along said Rohrsburg Road, North 15 degrees 34 minutes 30 seconds East, 96.77 feet to a point on the easterly right-of-way line of said Rohrsburg Road, corner of lands of Darrell and Tracey Travelpiece; THENCE along lands of said Travelpiece, passing through an iron pin set on the property line 10 feet from the last-mentioned point on the right-of-way of said Rohrsburg Road, South 65 degrees 56 minutes 40 seconds East, 292.05 feet to an iron pin, in line of lands of said Travelpiece, at corner of lands of Allen and Linda Gardner; THENCE along said lands of Gardner, North 83 degrees 51 minutes 20 seconds West, 311.20 feet to a point, the place of beginning. The last-mentioned line passing through an iron pin set on the property line 10 feet East of the place of beginning.

CONTAINING 0.34 acres or 14,854 square feet, and being shown in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated March 13, 2001 and recorded in Columbia County Map Book 8, page 35.

BEING KNOWN AS: 616 ROHRBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

PROPERTY ID: 17-14-01703

TITLE TO SAID PREMISES IS VESTED IN JAMES PAUL MCCULLOUGH BY DEED FROM JEFFREY A. LONG AND AMY J. LONG, HUSBAND AND WIFE, DATED 11/29/2006 RECORDED 11/30/2006 INSTRUMENT NUMBER 200612581 TO BE SOLD AS PROPERTY OF: JAMES PAUL MCCULLOUGH

PROPERTY ADDRESS: 616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-14-01703

Seized and taken into execution to be sold as the property of LISA A MCCULLOUGH, SHEA A BUYP, UNKNOWN HEIRS JAMES PAUL MCCULLOUGH in suit of THE BANK OF NEW YORK.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Feb 19 19 09:57a

Farr's Plumbing & Heating

570-458-5102

p.1

DATE

BILL NO.

03/01/2019

18966

Tax Notice 2019 County & Municipality

GREENWOOD TWP

MAKE CHECKS PAYABLE TO:
 GREENWOOD TOWNSHIP
 TAX COLLECTOR
 858 CHESTNUT ROAD
 MILLVILLE PA 17846

HOURS: THURSDAY: 5 PM TO 9 PM
 MARCH, APRIL, JULY & AUGUST
 OR BY APPOINTMENT

PHONE: 570-458-5775

FOR: COLUMBIA County

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,575	11.385	240.72	245.63	270.19
SINKING		1	21.15	21.58	23.74
TWP RE		4	84.57	86.30	94.93
The discount & penalty have been calculated for your convenience			346.44	353.51	388.86
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MCCULLOUGH JAMES PAUL
 616 ROHRSBURG ROAD
 ORANGEVILLE PA 17859

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 17 -14 -017-00,000
 616 ROHRSBURG RD
 .341 Acres Land 2,377
 Buildings 19,198
 Total Assessment 21,575

This tax returned
 to courthouse on:
 January 1, 2020

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LISA A MCCULLOUGH
Primary Address: 616 ROHRBURG ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/13/19

Time: 12:18p

Deputy: 8

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

MCCULLOUGH, LISA A

2018CV1240

616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 616 ROHRBURG ROAD
ORANGEVILLE, PA 17859

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lisa McCullough

Relation:

Date: 2/13/19

Time: 12:18p

Deputy: 8

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2018CV1240

616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: UNKNOWN HEIRS JAMES PAUL MCCULLC

Primary Address: 616 ROHRBURG ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lisa McCullough

Relation: Wife

Date: 2/13/18 Time: 12:18p

Deputy: 8 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

UNKNOWN HEIRS JAMES I

2018CV1240

616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

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 02/13/19

Account:

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

Ad ID: **1160154**
Description: **HEIRS OF JAMES MCCULLOUGH SALE**
Run Dates: **04/03/19 to 04/17/19**
Class: **2**
Agate Lines: **228**
Blind Box:

Total Ad Cost	\$1,380.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/03/19	04/17/19	3	\$1,380.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1240

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, APRIL 24, 2019 AT 9:00 O'CLOCK A.M.

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

Legal Description

ALL THAT CERTAIN piece, parcel and tract of land situate in Greenwood Township, Columbia County, Pennsylvania; bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of State Route 4041, also known as the Rohrsburg Road, THENCE along said Rohrsburg Road, North 15 degrees 34 minutes 30 seconds East, 96.77 feet to a point on the easterly right-of-way line of said Rohrsburg Road, corner of lands of Darrell and Tracey Travelpiece; THENCE along lands of said Travelpiece, passing through an iron pin set on the property line 10 feet from the last-mentioned point on the right-of-way of said Rohrsburg Road, South 65 degrees 56 minutes 40 seconds East, 292.05 feet to an iron pin, in line of lands of said Travelpiece, at corner of lands of Allen and Linda Gardner, THENCE along said lands of Gardner, North 83 degrees 51 minutes 20 seconds West, 311.20 feet to a point, the place of beginning. The last-mentioned line passing through an iron pin set on the property line 10 feet East of the place of beginning.

CONTAINING 0.34 acres or 14,854 square feet, and being shown in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated March 13, 2001 and recorded in Columbia County Map Book 8, page 35.

BEING KNOWN AS: 616 ROHRBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

PROPERTY ID: 17-14-01700

TITLE TO SAID PREMISES IS VESTED IN JAMES PAUL MCCULLOUGH BY DEED FROM JEFFREY A. LONG AND AMY J. LONG, HUSBAND AND WIFE, DATED 11/29/2006 RECORDED 11/30/2006 INSTRUMENT NUMBER 200612581 TO BE SOLD AS PROPERTY OF JAMES PAUL MCCULLOUGH

PROPERTY ADDRESS: 616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-14-01700

Seized and taken into execution to be sold as the property of LISA A MCCULLOUGH, SHEA A BUPP, UNKNOWN HEIRS JAMES PAUL MCCULLOUGH in suit of THE BANK OF NEW YORK.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JEBBIE MILLER

Relation: CLERK

Date: 2/13/18

Time: 1043

Deputy: 4

Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1240

PO BOX 380, 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
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

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Category: Real Estate Sale - Sale Notice

Zone: 19

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: LYSSA WIDDO

Relation: CLERK

Date: 2/13/14 Time: 1048

Deputy: 4 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV1240

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1240

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UPI / TAX PARCEL NUMBER: 17-14-01700

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Attorney for the Plaintiff:
RAS CITRON LLC
MT. 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
vs.
MCCULLOUGH, LISA A (et al.)

Case Number
2018CV1240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 616 ROHRSBURG ROAD
ORANGEVILLE, PA 17859

Adult In Charge:

Phone: DOB:

Relation:

Alternate Address:

Date:

Time:

Phone:

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)

2018CV1240

616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

RAS Citron, LLC
Robert Flacco Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24, 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 **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859**.

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

X Lisa McCullough, in her Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

X Shea Bupp, in his Capacity as Heir of James Paul McCullough, Deceased
9 Shady Creek Lane, Leicester, Nc 28748

X Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), Pa 17859

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

Lisa McCullough, in her Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

Shea Bupp, in his Capacity as Heir of James Paul McCullough, Deceased
9 Shady Creek Lane, Leicester, Nc 28748

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), Pa 17859

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

Zenith Acquisition Corp.
Address to Follow

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

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of The CWABS Inc., Asset-Backed Certificates, Series 2006-24
75 Beattie Place, Suite 300, Greenville, SC 29601

X Mortgage Electronic Registration Systems, Inc.
P.O. Box 2028, Flint, MI

✓

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

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

X Internal Revenue Service
WS Morrehead Building, 1000 Liberty Ave., Room 112, Pittsburgh, PA 15222

✓

X Department of Public Welfare TPL Casualty Unit
Estate Recovery Program, PO Box 8486, Willow Oak Bldg., Harrisburg, PA 17105-8486

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

X Commonwealth of PA, Department of Revenue
Bureau of Compliance, P.O. Box 28130, Harrisburg, PA 17128-1230

✓

X Tenants/Occupants
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

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 Flacco Id No: 325024

RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

2019-ED-19

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED
9 SHADY CREEK LANE, LEICESTER, NC 28748

TO: SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED
616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

*****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 **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859** is scheduled to be sold at the Sheriff's Sale on 4-24-2019 at 9:00 AM at the **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$63,060.88** 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

17-14-01700
Greenwood Twp.

REAL ESTATE OUTLINE

ED # 2019 ED 19

DATE RECEIVED 2-8-2019
DOCKET AND INDEX 2018 CV 1240

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>1,500.⁰⁰</u>	<u>X</u>	CK# <u>3138</u>

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

*emailed
2-11-19*

SALE DATE April 24th, 19 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIACOUNTY

NO: 2018-CV-1240

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2019-ED-19

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24

Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS
CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

2019-ED-19

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: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount \$ 63,060.88

(Costs to be added) \$ _____

Total \$ _____
Prothonotary

Prothonotary

By: Barbara N. Johnson ISS
Clerk

Date: 2/7/2019

Prothonotary
My Comm. Exp. 12/31/2020

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2018-CV-1240

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2006-24

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

WRIT OF EXECUTION

JUDGMENT TOTAL \$ 63,060.88

COSTS PAID:

PROTHONOTARY \$

SHERIFF \$

STATUTORY \$

COSTS DUE PROTHONOTARY \$

PREMISES TO BE SOLD:

616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

By: 

RAS Citron, LLC - Attorneys for Plaintiff

Robert Flacco, Esq., ID No. 325024

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

rflacco@rasnj.com

RAS Citron, LLC
Robert Flacco, Esq., ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS
CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH,
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

LAST KNOWN MAILING ADDRESS

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

Lisa McCullough, in her Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

Shea Bupp, in his Capacity as Heir of James Paul McCullough, Deceased
9 Shady Creek Lane, Leicester, Nc 28748

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or
Under James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), Pa 17859

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

Date:

2/6/19

RAS Citron, LLC
Attorneys for Plaintiff



Robert Flacco, Esq., ID No. 325024

RAS Citron, LLC
Robert Flacco Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24 Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2018-CV-1240
LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24, 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 **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859**.

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

Lisa McCullough, in her Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

Shea Bupp, in his Capacity as Heir of James Paul McCullough, Deceased
9 Shady Creek Lane, Leicester, Nc 28748

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), Pa 17859

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

Lisa McCullough, in her Capacity as Heir of James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

Shea Bupp, in his Capacity as Heir of James Paul McCullough, Deceased
9 Shady Creek Lane, Leicester, Nc 28748

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Paul McCullough, Deceased
616 Rohrsburg Road, Orangeville (Greenwood), Pa 17859

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

Zenith Acquisition Corp.
Address to Follow

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

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of The
CWABS Inc., Asset-Backed Certificates, Series 2006-24
75 Beattie Place, Suite 300, Greenville, SC 29601

Mortgage Electronic Registration Systems, Inc.
P.O. Box 2028, Flint, MI

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:

Internal Revenue Service
WS Morrehead Building, 1000 Liberty Ave., Room 112, Pittsburgh, PA 15222

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


Commonwealth of PA, Department of Revenue
Bureau of Compliance, P.O. Box 28130, Harrisburg, PA 17128-1230

Tenants/Occupants
616 Rohrsburg Road, Orangeville (Greenwood), PA 17859

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 Flacco Id No: 325024

RAS Citron, LLC
Robert Flacco, Esquire ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-
BACKED CERTIFICATES, SERIES 2006-24

Plaintiff

COURT OF
COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

v.

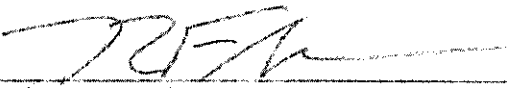
LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF
JAMES PAUL MCCULLOUGH, DECEASED; SHEA
BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL
MCCULLOUGH, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 2/11/19


Robert Flacco, Esquire ID No. 325024
Attorney for Plaintiff

RAS CITRON, LLC
Robert Flacco, Esq., Id No: 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY
AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH,
DECEASED
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859**

BEING PARCEL NUMBER: 17-14-01700

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC
Attorneys for Plaintiff



Robert Flacco, Esq., Id No: 325024

Case Number: 2018-CV-1240

Judgment Amount: \$ 63,060.88

Attorney: RAS Citron, LLC – Attorneys for Plaintiff
Robert Flacco, Esq., Id No: 325024

Legal Description

ALL THAT CERTAIN piece, parcel and tract of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of State Route 4041, also known as the Rohrsburg Road; THENCE along said Rohrsburg Road, North 15 degrees 34 minutes 30 seconds East, 96.77 feet to a point on the easterly right-of-way line of said Rohrsburg Road, corner of lands of Darrell and Tracey Travelpiece; THENCE along lands of said Travelpiece, passing through an iron pin set on the property line 10 feet from the last-mentioned point on the right-of-way of said Rohrsburg Road, South 65 degrees 56 minutes 40 seconds East, 292.05 feet to an iron pin, in line of lands of said Travelpiece, at corner of lands of Allen and Linda Gardner; THENCE along said lands of Gardner, North 83 degrees 51 minutes 20 seconds West, 311.20 feet to a point, the place of beginning. The last-mentioned line passing through an iron pin set on the property line 10 feet East of the place of beginning,

CONTAINING 0.34 acres or 14,854 square feet, and being shown in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated March 13, 2001 and recorded in Columbia County Map Book 8, page 35.

BEING KNOWN AS: **616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859**

PROPERTY ID: **17-14-01700**

TITLE TO SAID PREMISIS IS VESTED IN **JAMES PAUL MCCULLOUGH** BY DEED FROM **JEFFREY A. LONG AND AMY J. LONG, HUSBAND AND WIFE**, DATED **11/29/2006** RECORDED **11/30/2006** INSTRUMENT NUMBER **200612581**

TO BE SOLD AS PROPERTY OF: JAMES PAUL MCCULLOUGH



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

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

Re: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24

VS.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA
BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED

Columbia County Docket No. 2018-CV-1240

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.

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.

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.



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

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

Re: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24

VS.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA
BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED

Columbia County Docket No. 2018-CV-1240

Dear Sir or Madam:

Enclosed please find the Praeipe for Writ of Execution for the above captioned matter. Please file the same and return a time-stamped copy to our office in the self-addressed stamped envelope. I have also enclosed a check to cover the filing fee as well.

Please forward the Writ of Execution package and check made payable to the Sheriff's Office for service of the Notice of Sale.

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.

RAS Citron, LLC
Robert Flacco, Esq., ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES PAUL MCCULLOUGH, DECEASED
Defendant(s)


CERTIFICATION

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

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

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

By: _____


RAS Citron, LLC
Attorneys for Plaintiff
Robert Flacco, Esq., ID No. 325024

RAS Citron, LLC
Robert Flacco, Esq., ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Plaintiff

v.

LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES
PAUL MCCULLOUGH, DECEASED; SHEA BUPP, IN HIS
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DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JAMES PAUL
MCCULLOUGH, DECEASED

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2018-CV-1240

2019-ED-19

CERTIFICATION

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

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

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

By: _____

RAS Citron, LLC
Attorneys for Plaintiff
Robert Flacco, Esq., ID No. 325024

Document Receipt

Trans #	15345	Carrier / service:	USPS Server	First-Class Mail®	2/11/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE
DEPT 280601

Tracking #: 71901140006000150221

Doc Ref #: 2019ED19

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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MERS

P.O. BOX 2028

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Doc Ref #: 2019ED19

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FLINT MI 48502

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000150207

Doc Ref #: 2019ED19

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000150207

Doc Ref #: 2019ED19

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15342	Carrier / service:	USPS Server	First-Class Mail®	2/11/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000150191

Doc Ref #: 2019ED19

Postage 5.4200

KING OF PRUSSIA PA 19406

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000150184

Doc Ref #: 2019ED19

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HARRISBURG PA 17105

Document Receipt

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000150160

Doc Ref #: 2019ED19

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000150177

Doc Ref #: 2019ED19

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15341	Carrier / service:	USPS Server	First-Class Mail®	2/11/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000150184

Doc Ref #: 2019ED19

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15341	Carrier / service:	USPS Server	First-Class Mail®	2/11/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000150184

Doc Ref #: 2019ED19

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HARRISBURG PA 17105

Document Receipt

Trans #	15347	Carrier / service:	USPS Server	First-Class Mail®	2/11/2019 12:00:00 AM
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Ship to:

SHEA BUPP

9 SHADY CREEK LANE

Tracking #: 71901140006000150245

Doc Ref #: 2019ED19

Postage 5.4200

LEICESTER NC 28748



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

3138
63-8413/2670

Date 02/06/2019

*****One thousand five hundred and 00/100 USD*****

\$**1,500.00**

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/2018-CV-1240/LN#**51789/MCCULLOUGH, JAMES PA

AUTHORIZED SIGNATURE

⑈3138⑈ ⑈26708413⑈ 260179707⑈