COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 232993 Customer: Invoice Date: 10/07/2019 10:59:15 AM

Last Change:

RECEIPT Receipt By: WALK-IN

Reg/Drw ID: 0101

By: DAG

-14	Charge / Daymont / Co. Day of All				
	Charge / Payment / Fee Description	<u> </u>	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				
	BALANCE DUE ON INVOICE		(\$71.75) \$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK	VS. I	LISA MCCUL	LOUGH
NO. 19-2019 ED	NO.	1240-2018	JD
DATE/TIME OF SALE: Sept 11, 20	19 @ 9:	00 AM	
BID PRICE (INCLUDES COST)	\$_2	354,25	
POUNDAGE – 2% OF BID	\$ <i>l</i>	17,09	
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCE	HASE		s 2401.34
PURCHASER(S):			<u> </u>
ADDRESS:			
NAMES(S) ON DEED:	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
PURCHASER(S) SIGNATURE(S):		sw-ple	lly
TOTAL DUE:			s 2401, 34
LESS DEPOSIT:			\$ 1566,66
DOWN PAYMENT	Γ:		\$
TOTAL DUE IN 8	DAYS		s 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

	Total Sheriff Costs	\$2,282.50
Continued or Cancelled Sale	Postponed to: 9/11/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 7/24/2019	\$10.00
Surcharge		\$150.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$7.00
Distribution Form		\$25.00
Service Mileage		\$16.00
Service		\$210.00
Continued or Cancelled Sale	Postponed to: 5/29/2019	\$10.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35,00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,380.00
Posting Handbill		\$15.00
Mailing Costs		\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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.

Grand Total:	\$2,354.25

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. #



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

Admitted in N.I.

Admitted in FL

Admitted in PA

- Admitted in CA

^ Admitted in NY

Columbia County Sheriff 35 West Main Street Bloomsburg, PA

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE Re: 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,

Edward Cotter Legal Assistant





pennsylvania

DEPARTMENT OF REVENUE (EX) MOD 04-19 (FI)

REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

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

SECTION I TRANSFER DATA							
Date of Acceptance of Document 09/13/2019							
Grantor(s)/Lessor(s) Sheriff of Columbia County		ne Number 389-5624	Grantee(s)/Lessee(s) ***(Please see belov	w for full Grantee)		ne Number 225-6906	
Mailing Address 35 West Main Street			Mailing Address 55 Beattie Place, M	S#005			
City Bloomsburg	State PA	ZIP Code 17815	City Greenville		State SC	ZIP Code 29601	
SECTION II REAL ESTATE LOCA	TION						
Street Address 616 Rohrsburg Road			City, Township, Borough Orangeville (Green				
County Columbia	School Millvil	District le Area Schoo	ol District	Tax Parcel Number 17-14-017-00,000			
SECTION III VALUATION DATA							
Was transaction part of an assignment or relocate	ion? 🗨	D YES	NO				
Actual Cash Consideration 901.34	2. Othe + 0	r Consideration .00		3. Total Consideration = 901.34			
4. County Assessed Value 21,575.00	5. Com x 4	mon Level Ratio	Factor	6. Computed Value = 95,145.75			
SECTION IV EXEMPTION DATA -	Refer to	instructions fo	or exemption status.				
and the second s			r's Interest in Real Estate 10. Percentage of Grantor's Interest Conveyed 100 %				
2. Check Appropriate Box Below for Exempti	on Claim	ed.					
Will or intestate succession		(Name of	Decedent)		tate 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	INFOR	MATION - All ir	nquiries may be directed	d to the following pers	on:		
Name RAS Citron, LLC					(855)	one Number) 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 s	atement, In	cluding accompanyl	ng Information, and to the best o	of my knowledge and belief, it is	s true, com	ect and complete.	
Signature of Correspondent or Responsible Part	<i>y z</i>	- /			Date	7/13/2	
FAILURE TO COMPLETE THIS FORM PROPERLY OR	ATTACH R	EQUESTED DOCL	JMENTATION MAY RESULT 1	N THE RECORDER'S REFU	SAL TO R	ECORD THE DEE	



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

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 07/24/2019 at 9:00 AM for the above captioned matter has been continued until 9/11/2019 at 9:00 AM.

1/26/2019

Bobert Crawley, Esq.

ID No. 319712

RAS Citron, LLC

Attorney for Plaintiff

RAS CITRON, LLC 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

COURT OF COMMON PLEAS COLUMBIA COUNTY

Attorney for Plaintiff

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

y/ Defect Constant Free

RAS Citron LLC

Robert Crawley, Esq. 1D 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

NO: 2018-CV-1240

ORDER

ROTHONOTA

1019 JUL 22 P

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)

<u>ORDER</u>

AND NOW, this 'A day of Tej, , 20%, 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 Irfau, Esq. ** Micah Pakay, Esq. Shannon Dobel, Esq. * Brandon Pack, Esq.*# James DiMaggio, Esq.*# Melissa Crotty, Esq.

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

Marguerite Mounier-Wells, Esq.*

RIAIS CUURON

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

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

July 17, 2019

Zavin Bajor, Esq. *#

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





TO	
COMPANY	
FAXNUMBER	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, <u>Jonathan Stears</u>, at 855-225-6906 Ext 1272 or by email at <u>istears@rasnj.com</u>. 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 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 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

> 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

Attorney for Plaintiff

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 05/29/2019 at 9:00 AM for the above captioned matter has been continued until 07/24/2019 at 9:00 AM.

Date: 5/30/0019

Robert Crawley, Esq.

IDXIO.319712

RAS Citron, LLC

Attorney for Plaintiff

RAS CITRON, LLC 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

COURT OF COMMON PLEAS COLUMBIA COUNTY

Attorney for Plaintiff

NO: 2018-CV-1240

Plaintiff

Defendant(s)

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

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: 5/30/0019

Robert Crawley, Esq.

ID No/319712

Attorney for Plaintiff

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. Jenniser A. Stead, Esq.* Aleisha Jennings, Esq. Jeffrey Grabowski, Esq. Amba Irlan, Eso, ** Micah Pakay, Esq. Shannon Dobel, Esq.** Brandon Pack, Esq.*# James DiMaggio, Esq.*# Melissa Crotty, Esq. Zayin Bajor, Esq. *# Marguerite Mounier-Wells, Esq.*

Attorneys above are admitted in N3
*Also admitted in NY
**Also admitted in FL
*#Also admitted in PA



Richard M. Citron, Esq.
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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

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

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 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, 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 <u>PASales@rasnj.com</u>

Very Truly Yours,

Benjamin Cro Paralegal





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, <u>Jonathan Stears</u>, at 855-225-6906 Ext <u>272</u> or by email at <u>istears@rasnj.com</u>. 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 afert 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 email 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.



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RAS CITRON, LLC Attorneys for Plaintiff

Robert Crawley Esq., Id No: 319712

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

855-225-6906

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

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

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

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

- 1. On <u>February 13, 2019</u>, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant by a private process server. A copy of the service return is attached hereto and made part hereof as Exhibit "A."
- 2. On 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.





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

Attorneys for Plaintiff

RAS Citron, LLC

Robert Flacco Id No: 325024 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

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)

<u>AFFIDAVIT PURSUANT TO RULE 3129.1</u>

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):

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

210 0010 077 1010

COLUMBIA COUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

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 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.



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 mortgager, the mortgage, or the mortgagee's attorney.

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



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	rnary 1994 Form Wust be Completed by Typewriter, Ink or Ball	8 Smara Xena	Total Number of Pieces Poetmaster, Per (Name of Receiving Employee, Received at Post Office							Zenith Acquisition Corp. 170 Northpointe Parkway, Suite 300 Buffalo, NY 14228	Department of Public Welfare, TPL Casualty Unit Estate Recovery Program, P.O. Box 8486, Willow Oak Building, Harrisburg, PA 17105-8486	Commonwealth of Pa, Bureau of Individual Lax Inheritance Tax Division, 6 th Floor, Strawberry Square Department 280601, Harrisburg, PA 17128	Internal Revenue Service, WS Moorebead Building 1000 Liberty Avenue, Room 704 – Advisory Pittsburgh, PA 15222-4107	Tenants/Occupants 616 Rohrsburg Road, Orangevville (Greenwood), PA 17859	Commonwealth of Pa, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230	Columbia County Domestic Relation Section 11 W. Main Street, Bloomsburg, PA 17815	Columbia County Tax Claim Bureau 11 W. Main Street, Bloomsburg, PA 17815	Name of Addressee, Street, and Post Office Address	RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty COD Centified
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133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

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



Exhibit

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SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY	SENDE

Exhibit B

 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. Article Addressed to: 	B. Received by (Printed Mane) D. Is delivery address different from Item 17: Yels If YES, enter delivery address below:
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7018 1830 0001 7551 208	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

٧.

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

DE COMMON PLEAS OF	COLUMBIA COUNTY PENNSYLVANIA
IN THE COURT OF COMMON PLEAS 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 Plaintiff v. LISA MCCULLOUGH, IN HER CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED; et al	COLUMBIA COUNTY PENNSYLVANIA COURT OF COMMON PLEAS COLUMBIA COUNTY NO: 2018-CV-1248 COLUMBIA COUNTY NO: 2018-CV-1248
Defendant(s) AMEDNE	D ORDER

AND NOW, this 27day of Work, 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 nonparty 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.

14

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



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



Exhibit A

		:		
9590 9402 4807 8344 8508 63 2. Article Number (Transfer from service label) 7	from or under James Paul McCullough, Deceased 616 Rohrsburg Road Orangeville, PA 17859	or on the front if space permits. 1. Article Addressed to: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right. Title or Interest	 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. 	SENDER: COMPLETE THIS SECTION
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Exhibit A

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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

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)

201HONOTARY
201HONOTARY
2019 MAR 28 A 9:52
CLERK OF COURTS SECONTY OF COLUMNING

ORDER

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



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

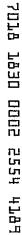
SHEA BUPP, IN HIS CAPACITY AS HEIR OF JAMES PAUL MCCULLOUGH, DECEASED 9 SHADY CREEK LANE, LEICESTER, NC 28748-5167

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 J.

J





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

Exhibit A

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





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

2014 1. W. 2015 BSN 7530-02-000-9053	2. Article Number (Transfer from Service Hunder)	9590 9402 4807 8344 8531 47		9 Shady Creek lane Leicester, NC 28748	Shea Bupp, in His Capacity as Heir of James Paul McCullough, Deceased	1. Article Addressed to:	Attach this card to the back of the mailpiece, or on the front if space permits.	■ Print your name and address on the reverse	■ Complete items 1, 2, and 3.	SENDER: COMPLETE THIS SECTION	
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Exhibit A

Mt. Laurel, NJ 08054







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

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





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

Exhibit A

Domestic Return Receipt 🛊		PS Form 3811, July 2015 PSN 7530-02-000-9053
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om item 1? Lil Yes s below: Lil No	 D. Is delivery address different from item 1? if YES, enter delivery address below: 	1. Article Addressed to: Lisa McCullough, in Her Capacity as Heir of James Paul McCullough, Deceased 616 Rohrsburg Road
C. Date of Delivery	B. Received by (Printed Name)	Attach this card to the back of the mailpiece, or on the front if space permits.
☐ Agent ☐ Addressee	×	# Print your name and address on the reverse so that we can return the card to you.

Exhibit A

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

A. Signature

COMPLETE THIS SECTION ON DELIVERY

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The Bank of New York Mellon ska 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

RAS CITRON LLC Service of Process on:

Ms. Henrietta Crommarty 133 Gaither Dr., Ste. F Mount Laurel, NJ 08054 --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

L		
State of: Pensyli	Jania ss.	
County of: Days	ohia)	•
Name of Server:	Nathan Morgan, un	dersigned, being duly sworn, deposes and says
	that at the time of service, she was of legal age	and was not a party to this action:
Date/Time of Service:	that on the 4th day of March	, 20 <u>19</u> , at <u>9:55</u> o'clock <u>A</u> M
Place of Service:	at 616 Rohrsburg Road	, in Orangeville, PA 17859
Documents Served:	the undersigned served the documents described Notice of Sheriff's Sale of Real Property w/ Order	
Service of Process on:	A true and correct copy of the aforesaid docume Unknown Heirs, Successors Assigns and All	ent(s) was served on:
Person Served, and Method of Service:	Right, Title or Interest From or Under Jame By personally delivering them into the hand	s Paul McCullough, Deceased by posting
	By delivering them into the hands of of suitable age, who verified, or who upon q	uestioning stated, that he/she resides with ersons, Firms or Associations Claiming Right, Tit
Description of Person Receiving Documents:	The person receiving documents is described as Sex; Skin Color; Hair Co	follows: lor; Facial Hair; Approx. Weight
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct.	Subscribed and sworn to before me this 9 day of MARCH, 20 19 Matthew C. Smid 10/23/2020
	Signature of Server	Notary Public (Commission Expires)
	APS International, Ltd.	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

Attorneys for Plaintiff

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

855-225-6906

VS.

rflacco@rasnj.com

Defendant(s)

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
COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

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

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.

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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.

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



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA THE BANK OF NEW YORK MELLON COURT OF COMMON PLEAS FKA THE BANK OF NEW YORK, AS COLUMBIA COUNTY TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE NO: 2018-CV-1248 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)

AMEDNED ORDER

AND NOW, this 27day of Nowk, 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 nonparty 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 BY THE COURT: order.

1,

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. Miancapolis, MN 55439-3122

APS File #: 153384-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

RAS CITRON LLC

-Lisa McCullough, in her capacity as Heir of James Paul

Ms. Henrietta Crommarty

133 Gaither Dr., Ste. F

McCullough, Deceased by posting

Court Case No. Columbia Co 2018-CV-1240

Mount Laurel, NJ 08054

State of: Pennsylva	ni q) ss.	
County of: Sux de	······································	
Name of Server:	that at the time of service, s/he was of legal age a	ersigned, being duly swom, deposes and says and was not a party to this action;
Date/Time of Service:	that on the 6 rday of April	
Place of Service:	at 616 Rohrsburg Road	, in Orangeville, PA 17859
Documents Served:	the undersigned served the documents described Notice of Sheriff's Sale of Real Property w/ Order	
Service of Process on:	A true and correct copy of the aforesaid documents Lisa McCullough, in her capacity as Heir of J	
Person Served, and Method of Service:	By personally delivering them into the hands By delivering them into the hands of of suitable age, who verified, or who upon qu Lisa McCullough, in her capacity as Heir of Ja at the place of service, and whose relationship	, a person estioning stated, that he/she resides with mes Paul McCullough, Deceased by posting
Description of Person Receiving Documents:	The person receiving documents is described as Sex; Skin Color; Hair Col Approx. Age; Approx. Height To the best of my knowledge and belief, said the time of service.	or; Facial Hair Approx. Weight
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct.	Subscribed and sworn to before me this 12 day of APRIL , 20 19 Matthew C. Smith
	Signature of Server APS International, Ltd.	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

Attorneys 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

Defendant(s)

VS.

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 COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

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

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



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

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 COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

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)

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



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

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Exhibit ('

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)

201HONOTARY
2019 MAR 28 A 9 52
CLERK OF COURTS OF COURTY OF COURTS

ORDER

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



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 of

J.

Exhibit C

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Estate of James Paul McCullough, et. al., Defendant(s)

RAS CITRON LLC

Ms. Henrietta Crommarty

133 Gaither Dr., Ste. F Mount Laurel, NJ 08054



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

State of: Printy County of: Siny d		
Name of Server:		ersigned, being duly sworn, deposes and says and was not a party to this action;
Date/Time of Service:	that on the 6 th day of 1 pril	, 20 19 , at 3 31 o'clock^2 M
Place of Service:	at 616 Rohrsburg Road	, in Orangeville, PA 17859
Documents Served:	the undersigned served the documents described Notice of Sheriff's Sale of Real Property w/ Order	
Service of Process on:	A true and correct copy of the aforesaid docume Shea Bupp, in his capacity as Heir of James P	
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 of suitable age, who verified, or who upon questions. Shea Bupp, in his capacity as Heir of James Pa	nestioning stated, that he/she resides with all McCullough, Deceased by posting
	at the place of service, and whose relationship	***************************************
Description of Person Receiving Documents:	The person receiving documents is described as Sex; Skin Color; Hair Col Approx. Age; Approx. Height;	or; Facial Hair
	To the best of my knowledge and belief, said the time of service.	person was not engaged in the US Military at
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct.	Subscribed and swom to before me this 12 day of APRIL 20 19 Matthew C. Someth
	Signature of Server	Notary Public (Commission Expires)
	APS International, Ltd.	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

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 COLUMBIACOUNTY

NO: 2018-CV-1240

Attorneys for Plaintiff

MORTGAGE FORECLOSURE

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 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

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

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



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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>855-225-6906</u>.
- 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



Attorneys 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

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 COLUMBIACOUNTY

NO: 2018-CV-1240

MORTGAGE FORECLOSURE

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)

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

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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.

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



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

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)

2019 MAR 28 A 9-5 CLERK OF COURTS COUNTY OF COLUMNIS

ORDER

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 ()

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 A.

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

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, PAAR859.

V

SO ANSWERS,

February 14, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

Exhibit A

Affirmed and subscribed to before me this

14TH day of

FEBRUARY

2019

NOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK 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 SERVIC WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859,

CA SURKIN, DEPUTY

SO ANSWERS.

CHAMBERLAIN, SHERIFF

March 19, 2019

Exhibit A

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

NOTARY

Affirmed and subscribed to before me this

19TH MARCH day of

2019

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	COURT OF COMMON PLEAS COLUMBIA COUNTY NO: 2018-CV-1240
v.	3019-ED-19
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)	

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: Bortona N Murti 155

Date: 31712019

Profess Clork of Sev. Courts Montestance to Wardeve 1950

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	\$								
JUDGMENT TOTAL COSTS PAID: PROTHONOTARY SHERIFF STATUTORY	\$ 63,060.88 \$ \$								

PREMISES TO BE SOLD: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

Robert Flacco, Esq., ID No. 325024

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

rflacco@rasni.com

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
Sworn and subscribed to before me this
Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notarles
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.

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(16/7019

Robert Crawley, Esq.

\$19712

RAS Citron, LI

for Plaintiff Attorney

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

Robert Crawley, Esq. 10 No. 319712

Attorney for Plaintiff

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

Date: 04/04/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer 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 NO TAX CLAIM TAXES DUE PAID BALANCE

By:	COLUMBIA COUNTY SHERIFF	Per:

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

Attorneys above are admitted in N3
"Also admitted in NY
"*Also admitted in FL
"#Also admitted in PA



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

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

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





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		
FAXNUMBER	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, <u>Jonathan Stears</u>, at 855-225-6906 Ext <u>272</u> or by email at <u>Istears@rasnj.com</u>. 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 alart 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

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 SERVIC WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859,

JESSICĂ SURKIN, DEPUTY

SO ANSWERS,

TIMOTHY T CHAMBERI AIN, 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-

Affirmed and subscribed to before me this

19TH

day of

MARCH

2019

Darah Jane Klingama

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK

VS.

LISA A MCCULLOUGH (et al.)

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 47859.

JESSICK SURKIN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

14TH day of FEBRUARY , 2019

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK UGH, LISA A (et al.)				Number CV1240
	SERVICE CO	VFR SH	 =ЕТ		
Service De			t two		g magas q Si
	Real Estate Sale - Posting - Sale Bill	,, A. M		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM SHERIFF'S SALE BILL		,	, 140 **	
Serve To:		Final Serv	ice:		
Name:	(POSTING)	Served:	Personally · Ad	lult In Charge	Posted · Other
Primary Address:	616 ROHRSBURG ROAD	Adult In Charge:			
Phone:	DOB:	Relation:		mk : 111 mm : 112 mm : 111 mm : 1	
Alternate Address:		Date:	3/19/19	Time:	10:50
Phone:	:	Deputy:	8	Mileage:	
Name:	Originator: RAS CITRON LLC	Phone:	and the second s		<u>, , , , , , , , , , , , , , , , , , , </u>
Service At	tempts:] [
Date: Time:					
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Service A	ttempt Notes:	<i>i</i> -			and Antibles
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(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

1160154

Ad ID: HEIRS OF JAMES MCCUL-Description:

LOUGH SALE

04/03/19 to 04/17/19 Run Dates:

Class: Agate Lines: 228

Blind Box:

Name: Company:

Account:

TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$1,380.00 \$0.00

Stop <u>Publication</u> Start Inserts Cost 04/03/1904/17/19 Press Enterprise \$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

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:

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, 98.77 feet to a point on the easterly right-of-way line of said Rohrsburg Road. Control I ands 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 rightof-way of said Rohrsburg Road. South 55 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 31.120 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

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

PROPERTY ADDRESS: 616 ROHRSBURG 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 (penning 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 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 PAYMENTWITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid proce as per the above terms, the Sheriff may elect to either such the bidder's risk and maintain an action against the bidder broach of contract. In the case of default all surns paid by the bidder will be considered briefled but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incured by the sheriff in connection with any action against the bidder in which the bidder is found bable 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 TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) 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

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PHONE:570-458-5775

Farr's Plumbing & Heating

Tax Notice 2019	County & Municipality
GREEN	AMOOD IMP
MAKE CHECKS PA	YABLE TO:
GREENWOOL	TOWNSHIP
TAX COLLEC	TOR TOR
858 CHESTNU	J) KUAU M 47046
MILLVILLE P HOURS:THURSDAY:	K 17040 FDM TO 9 PM
MARCH, APRIL,	ILII Y & AUGUST
OR BY APPOINT	

			03/01/2019	,	18966
FOR: COLUMBIA COL	<u>inty </u>	1 1 1 1 1 1	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
DESCRIPTION	ASSESSMENT	MILLS			
GENERAL SINKING TWP RE	21,575 	11.385 1 4	21.15 84.57	21.58	3 23.74
L	 	l	346.44	353.5	1 388.86
The discount & penalty have been calculated for your convenience	PAY THIS AN	MOUNT	April 30 If paid on or before	June 30	June 30 If paid after
tor your convenience		NTY 1	WP		is tax returned

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MCCULLOUGH JAMES PAUL 616 ROHRSBURG ROAD ORANGEVILLE PA 17859

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

to courthouse on:

January 1, 2020

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

FILE COPY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MCCULLOUGH, LISA A

2018CV1240

616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

vs. MCCULLOUGH, LISA A (et al.)			Case Number 2018CV1240		
	SERVICE C	OVER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	ене от на мурфаца, от формурский со таку и туро у уступно		Zone:	19
Manner:	< Not Specified >	Expires:		Warrant:	- (17) (1) - 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS	and the second second	
Serve To:		Final Serv	ice.	A	
Name:	LISA A MCCULLOUGH	Served:	Personally · Adu	ılt In Charge	Posted · Other
Primary Address:	616 ROHRBURG ROAD ORANGEVILLE, PA 17859	Adult In ` Charge:	The second section of the section of th		
Phone:	DOB:	Relation:			
Alternate Address:		Date:	2/13/19	Time:	12:180
Phone:	e. The state of t	Deputy:		Mileage:	: : : : : :
Attorney /	Originator:	The second second		Section 1	
Name:	RAS CITRON LLC	Phone:	And the second s		
Service Att	empts:				÷
Date:				The collection and there are a	MATERIAL MATERIAL AND
Time:					an - Malaine de entre com gamen helenament ex relegione labor, etcore que ex except y
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK	OF NEW YORK				Number
	DUGH, LISA A (et al.)			2018	3CV1240
	SERVICE	COVER SHE	EET		
Service De	etalis:				
Category:	Real Estate Sale - Sale Notice	THE		Zone:	19
Manner:	< Not Specified >	Expires:		Warrant:	Andrews
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS	A STATE OF THE STA	
Serve To:		Final Servi	ce: A A	Control Contro	
Name:	OCCUPANT	Served:	Personally · A	dult In Charge	Posted · Other
Primary Address:	616 ROHRBURG ROAD ORANGEVILLE, PA 17859	Adult In Charge:	Lisa	McCul	lough
Phone:	DOB:	Relation:			
Alternate Address:		Date:	2/13/19	Time:	12:180
Phone:		Deputy:	Y	Mileage:	
Attorney /	Originator:				v
Name:	RAS CITRON LLC	Phone:	en between a switch mit. See hat of the		
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616 ROHRBURG ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	OF NEW YORK			Case	Number
vs. MCCULLO	DUGH, LISA A (et al.)			2018	CV1240
	SERVICE C	OVER SHE	ET		
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Category:	Real Estate Sale - Sale Notice	erri gegin tiganin kirgin og mokky gin riginisegsje. Til kirgin og stiller stiller skiller stiller skiller skiller skiller skiller skiller skiller skiller skiller	ngagan mangan na man	Zone:	19
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Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:		Final Servi	e en	and Salar and Sa	
Name:	UNKNOWN HEIRS JAMES PAUL MCCULLC	Served:	Personally · A	Adult In Charge ·	Posted · Other
Primary Address:	616 ROHRBURG ROAD ORANGEVILLE, PA 17859	Adult In Charge:	Lisa	McCul	lough
Phone:	DOB:	Relation:	Wife		
Alternate Address:		Date:	13/18	Time:	12:180
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:				•
Name:	RAS CITRON LLC	Phone:			And the second second
Service Att	tempts:			es e	
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UNKNOWN HEIRS JAMES I 2018CV1240

616 ROHRBURG ROAD, ORANGEVILLE, PA 17859 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Name: Dennette Farr Primary 858 Chestnut Road Adult In Charge: Phone: 570-458-5775 DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: RAS CITRON LLC Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	vs.	OF NEW YORK UGH, LISA A (et al.)				Number CV1240
Category: Real Estate Sale - Sale Notice Zone: Q Manner:	olasila pä		E COVER SHE	ET		
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: Final Service: Name: Dennette Farr Served Personally Adult In Charge Posted Other Adult In Charge: Phone: 570-458-5775 DOB: Relation: Alternate Address: Date: 2 14/9 Time: 3:27 p Phone: Phone: Phone: Phone: Service Attempts: Date: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	1.60 (1.00)	AND			·	
Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Dennette Farr Served Personally: Adult In Charge: Posted: Other Primary 858 Chestnut Road Adult in Charge: Charge: Phone: 570-458-5775 DOB: Relation: Alternate Address: Date: 2 14 / 19 Time: 3:21 p Phone: Deputy: Mileage: Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.		and the contract of the contract of the property of the contract of the contra	and we consider a more and a consideration of the state o			ļ. 14 <u></u>
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Dennette Farr Served Personally Adult In Charge Posted Other Primary 858 Chestnut Road Adult In Charge: Address: Millville, PA 17846 Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: RAS CITRON LLC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	wanner:	and the state of t	e a mora model. Antonia miningraphia mangana mangana mangana and a languna mangana mangana mangana mangana mangana mangana man		vvarrant:	
Name: Dennette Farr Primary 858 Chestnut Road Adult In Charge: Phone: 570-458-5775 DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: RAS CITRON LLC Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Notes:			GHTS		
Primary 858 Chestnut Road Adult In Charge: Phone: 570-468-5775 DOB: Relation: Alternate Address: Date: 2 4 9 Time: 3:27 p Phone: Deputy: Mileage: Name: RAS CITRON LLC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Serve To:		Final Service	:e:		
Address: Millville, PA 17846 Phone: 570-458-5775 DOB: Relation: Alternate Address: Date: 2 14 19 Time: 2 2 7 1 0 Phone: Deputy: Mileage: Attorney / Originator: Name: RAS CITRON LLC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	Dennette Farr	Served	Personally · Adu	lt In Charge	Posted · Other
Alternate Address: Phone: Deputy: Attorney / Originator: Name: RAS CITRON LLC Phone: Service Attempts: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Primary Address:					
Address: Phone: Deputy: Mileage: Attorney / Originator: Name: RAS CITRON LLC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:	570-458-5775 DOB :	Relation:		wassian, at wine at a large	
Attorney / Originator: Name: RAS CITRON LLC Phone: Service Attempts: Date:	Alternate Address:		Date:	2/14/19	Time:	2:270
Name: RAS CITRON LLC Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:		Deputy:	8	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Attorney /	Originator:				
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Name:	RAS CITRON LLC	Phone:			
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Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Time:					
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858 CHESTNUT ROAD, MILLVILLE, PA 17846

FARR, DENNETTE

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PRESS ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152 Proof of Ad 02/13/19

Ad ID: Description:

1160154

HEIRS OF JAMES MCCUL-

LOUGH SALE

Run Dates:

04/03/19 to 04/17/19

Class: Agate Lines:

228

Blind Box:

Total Ad Cost Amount Paid

Telephone: (570) 389-5622

PO BOX 380

\$1,380.00

\$0.00

Publication Press Enterprise

Account:

Name:

Address:

Start Stop 04/03/1904/17/19

BLOOMSBURG, PA 17815

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Inserts

Cost \$1,380.00

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

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 Sheriffs 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.

described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of State Route 4041, also known as the Rointsburg 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, comer of lands of Darrell and Tracey Travelpiece. THENCE along lands of said Travelpiece, passing through an iron pin set on the properly line 10 feet from the last-mentioned point on the rightof-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 comer of lands of Allen and Linda Gardner, THENCE along said lands of Gardner, North 83 degrees 51 minutes 20 seconds West, 31.120 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

PROPERTY ID: 17-14-01700

TITLE TO SAID PREMISISIS 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 ROHRSBURG 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%) 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 FALLURE 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 PAYMENTWITHIN 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 nisk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be anotified against any demands recoverable. The defaultbidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfered, but will be applied against any damages recoverable. The default-ing 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 pro-ceeds 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	K OF NEW YORK DUGH, LISA A (et al.)					Number 3CV1240
		SERVICE (COVER SHI	EET		
Service De	etails:		· 最高 (1) (2)		1,000	** ***
Category:	Real Estate Sale - Sale N	an and an and a second and a second and a second as a	enne mare a v gramman i retur gram, men	Manual Annual Manual Annual An	Zone:	19
Manner:	< Not Specified >	WITHOUT A THE CONTROL OF A THE CONTROL OF A STATE OF A	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 04/2 PLAINTIFF NOTICE OF S	4/2019 AT 9:00 AN HERIFF'S SALE AI	1 ND DEBTOR'S R	RIGHTS		
Serve To:		Andrew Control and	Final Servi	Ce:		A 18 000
Name:	Columbia County Tax Of		Served:	Personally · Adu	It In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult in Charge:	DEBBIE	Mille	
Phone:	570-389-5649	DOB:	Relation:	CL	ERY-	
Alternate Address:	The state of the second	and a man and a second a second and a second a second and	Date:	3/13/18	Time:	1043
Phone:	The state of the s		Deputy:	4	Mileage:	
Attorney /	Originator:	A CONTRACTOR OF THE PROPERTY O			\$4 - 1.5.81	
Name:	RAS CITRON LLC	The state of the s	Phone:	A TO THE STATE OF		
Service At	tempts:			**************************************	* .	
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2018CV1240

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK				e Number 8CV1240
MCCULLO	UGH, LISA A (et al.)			201	00V124U
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.10100.	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
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Name:	Domestic Relations Office of Columbia Cou	Served:	Personally (A	dult in Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Lys	SA WIT	≥
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	C	LERY	****
Alternate Address:		Date:	2/13/1	Time:	1045
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				10 g
Name:	RAS CITRON LLC	Phone:	200 march 1 A. 2 (200 m) 10 A (100 m) 10		
Service At	tempts:	r ye se j			
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6.					

DOMESTIC RELATIONS OF 2018CV1240 11 W

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

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 properly line 10 feet from the last-mentioned point on the rightof-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

PROPERTY ADDRESS: 616 ROHRSBURG 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK vs. MCCULLOUGH, LISA A (et al.)					Case Number 2018CV1240	
		COVER SHE	EET			
Service De	talls:					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:		
Manner:	< Not Specified >	Expires:	to the state agency appearance are a significant and a significant appearance are a significant and a significant are a significant are a significant and a significant are a significant and a significant are a	Warrant:		
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM SHERIFF'S SALE BILL					
Serve To:	Final Service:					
Name:	(POSTING)	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:		The state of the s	. <u> </u>	
Service Att	lempts:					
Date:						
Time:						
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6.						

POSTING

2018CV1240

616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

Attorneys for Plaintiff

RAS Citron, LLC

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

855-225-6906

rflacco@rasnj.com

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):

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

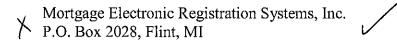
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James Paul McCullough, Deceased 616 Rohrsburg Road, Orangeville (Greenwood), Pa 17859

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:

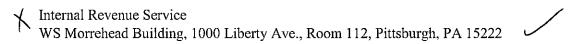
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of The CWABS Inc., Asset-Backed Certificates, Series 2006-24 75 Beattie Place, Suite 300, Greenville, SC 29601



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:



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:

By:

None

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

> RAS Citron, LLC - Attorneys for Plaintiff Robert Flacco Id No: 325024

Attorneys 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

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

NO: 2018-CV-1240

COLUMBIACOUNTY

ν.

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

MORTGAGE FORECLOSURE

2019 - ED - 19

COURT OF COMMON PLEAS

Defendant(s)

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

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 855-225-6906.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>855-225-6906</u>.
- 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 Tup.

REAL ESTATE OUTLINE

ED# 2019 ED19

DATE RECEIVED 2-8-2019	l				
DOCKET AND INDEX 2018	CV 1240				
CHECK FOR PROPER INFO.					
WRIT OF EXECUTION χ_					
COPY OF DESCRIPTION X					
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WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIEF SALE					
NOTICES OF SHERIFF SALE X /					
WAIVER OF WATCHMAN					
AFFIDAVIT OF LIENS LIST X					
CHECK FOR \$1,350.00 OR 1,500.00 X CK# 3138					
IF ANY OF ABOVE IS MISSING DO NOT PROCEED					
SALE DATE	april 24", 19 TIME 9:00				
POSTING DATE					
ADV. DATES FOR NEWSPAPER	1 ST WEEK				
TID V. DIVILLO I OK IND WOLFILI DK	2 ND WEEK				
	3 RD WEEK				
	J WEDIX				

Attorneys 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

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

NO: 2018-CV-1240

COLUMBIACOUNTY

v.

MORTGAGE FORECLOSURE JUI9 - ED - 19

COURT OF COMMON PLEAS

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

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

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Pennsylvania Lawyer Referral Service 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	COURT OF COMMON PLEAS			
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE	COLUMBIA COUNTY			
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24	or and the second are seen as			
Plaintiff	NO: 2018-CV-1240			
v.	2019 - ED-19			
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)				
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

My Cook the coefficiency in 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	\$			
COSTS PAID: PROTHONOTARY SHERIFF STATUTORY	\$ \$ \$			

PREMISES TO BE SOLD: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859

Robert Flacco, Esq., ID No. 325024 133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

rflacco@rasnj.com

Attorneys 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

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

NO: 2018-CV-1240

COLUMBIA COUNTY

COURT OF COMMON PLEAS

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.

RAS Citron, LLC
Attorneys for Plaintiff

Robert Flacco, Esq., ID No. 325024

Date: $\frac{2/6/19}{}$

Attorneys for Plaintiff

RAS Citron, LLC

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

rflacco@rasnj.com

Defendant(s)

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

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 Attorneys for Plaintiff

rflacco@rasnj.com

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

٧.

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

Attorneys for Plaintiff

Robert Flacco, Esq., Id No: 325024

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

855-225-6906

v.

rflacco@rasnj.com

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

MORTGAGE FORECLOSURE

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)

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 properly 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 Praecipe 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.

Attorneys 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

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

٧.

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.

Ву: _

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

Attorneys for Plaintiff

rflacco@rasnj.com

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

2019-ED-19

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

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1150 FIRST AVENUE Tracking #: 71901140006000150191

 SUITE 1001
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KING OF PA 19406 PRUSSIA

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HARRISBURG PA 17105

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SHEA BUPP

9 SHADY CREEK LANE Tracking #: 71901140006000150245

Doc Ref #: 2019ED19

Postage 5.4200

LEICESTER NC 28748

63-8413/2670

1,500.00

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

130 Clinton Road, Suite 202 PA Cost Advance Account

Fairfield, NJ 07004

Date 02/06/2019

PAY TO THE Columbia County Sheriff's Office ORDER OF 35 West Main Street PA 17815

Bloomsburg

JPMorgan Chase Bank, N.A. Miami, FL

scad no plated technical opinios () i

AUTHORIZED SIGNATURE

Memo Sheriff Sale D/2018-CV-1240/LN#***51789/MCCULLOUGH, JAMES PA

#2870841314 260179707#