Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST CO vs.
JASON W THOMAS (et al.)

Case Number 2019CV41

PROPERTY ADDRESS
111 ROBBINS ROAD, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	<i>CHK #</i>	DEBIT	CREDIT
02/20/2019	Advance Fee	Advance Fee	71880	\$0.00	\$1,350.00
02/20/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/20/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/20/2019	Crying Sale			\$10.00	\$0.00
02/20/2019	Docketing			\$15.00	\$0.00
02/20/2019	Levy			\$15.00	\$0.00
02/20/2019	Mailing Costs			\$30.00	\$0.00
02/20/2019	Posting Handbill			\$15.00	\$0.00
02/20/2019	Press Enterprise Inc.			\$1,578.00	\$0.00
02/20/2019	Sheriff Automation Fund			\$50.00	\$0.00
02/20/2019	Web Posting			\$100.00	\$0.00
04/19/2019	Service			\$165.00	\$0.00
04/19/2019	Service Mileage			\$10.00	\$0.00
04/19/2019	Copies			\$5.50	\$0.00
04/19/2019	Notary Fee			\$10.00	\$0.00
04/19/2019	Tax Claim Search			\$5.00	\$0.00
04/19/2019	Surcharge			\$120.00	\$0.00

\$2,161.00 \$1,350.00

TOTAL BALANCE: \$(811.00)

Printed: 4/24/2019 10:07:03AM (c) CountySuite Sheriff, Tellose t, Inc.

Page 1 of 1

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622 | FAX 570-389-5625 www.sheriffofcolumbiacounty.com

# fax

TO: Barbara Scaffidi	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: April 24, 2019
RE: Jason Thomas	CC:
Urgent For Review	Please Comment Please Reply Please Recycle
I received your stay, at	tached is a cost sheet showing a balance

١

## STERN & EISENBERG, PC

1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976 Telephone: (215) 572-8111

FACSIMILE: (215) 572-5025

April 24, 2019

VIA TELECOPY TO: 570-389-5624 Sheriff's Office of Columbia 35 West Main Street Bloomsburg, PA 17815

RE: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC

٧.

Jason W. Thomas and Shannon Marie Thomas Docket No. 2019-CV-41

Premises: 111 Robbins Road, Bloomsburg, PA 17815

### Dear Sir or Madam:

Kindly <u>STAY</u> the sheriff's sale scheduled for 4/24/19 for the above referenced Premises. Consideration has been received. Thank you.

Very truly yours,
Barbara Scaffidi
Legal Assistant
STERN & EISENBERG PC

STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200 THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976 TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025

(COUNSEL FOR PLAINTIFF)



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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC

Plaintiff

V.

Jason W. Thomas

and

Shannon Marie Thomas

Defendants

Civil Action No.: 2019-CV-41

MORTGAGE FORECLOSURE

RE: PREMISES: 111 Robbins Road, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on Opril 24 2019 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$79,743.51 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to <u>CONTACT YOUR ATTORNEY</u>, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

February 13, 2019

STERN & EISENBERG, PC

Andrew J. Marley, Ess

Attorney for Plaintiff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

THE BANK OF NEW YORK MELLON TRUST V

CO

Defendant

JASON W THOMAS SHANNON MARIE THOMAS

Attorney for the Plaintiff:

STERN & EISENBERG, PC 1581 MAIN STREET

SUITE 200

WARRINGTON, PA 18976

Sheriff's Sale Date:

Wednesday, April 24, 2019

Writ of Execution No.: 2019CV41

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

#### **Sheriff Costs**

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,578.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service	•	\$165.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$5.50
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$120.00
<b>.</b>	Total Sheriff Costs	\$2,356.00
Distribution Costs		
Recording Fees		\$71.75
	<b>Total Distribution Costs</b>	\$71.75

Grand Total:

\$2,427.75

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

## COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK MELLON TRUST VS. JASON & SHANNON THOMAS

NO.	29-2019	ED		NO.	41-2019	JD	
DATE	/TIME OF	SALE:	APRIL 24,	2019@9	:00 AM		
BID P	RICE (INC	CLUDES C	OST)	\$		<del></del>	
POUN	IDAGE – 2	2% OF BID		\$	<del></del> -	<del>_</del>	
TRAN	ISFER TA	X – 2% OF	FAIR MKT	\$			
MISC	. COSTS			\$			
TOTA	L AMOU	NT NEEDE	D TO PURC	HASE			\$ 
							_
PURC	CHASER(S	S) SIGNATI	URE(S):				 <del></del>
		ТОТА	AL DUE:				\$ 
		LESS	DEPOSIT:				\$ 
		DOW	N PAYMEN	T:			\$ 
		TOTA	AL DUE IN 8	DAYS			\$ 

## SHERIFF'S SALE COST SHEET

19-14

	VS.
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 30,00
ADVERTISING SALE BILLS & CO	* <del></del>
ADVERTISING SALE (NEWSPAPE	
MILEAGE	\$ 10,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 57,50
NOTARY	\$ 10,00
TOTAL *****	************ \$ <u>393,</u> 00
WEB POSTING	\$150.00
PRESS ENTERPRISE INC. 15	18,60 \$ T3500 1838,00
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	************ \$ <u>1756</u> 100
DROTHONOTARY (MOTARY)	\$10.00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS	
TOTAL *****	\$ <u>71,75</u> ************ \$ <u>81,75</u>
IOTAL	Ψ
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	
DELINQUENT 20	\$ 5,00
TOTAL *****	******* \$ 5,60
MUNICIPAL FEES DUE:	
SEWER 20	<u> </u>
WATER 20	\$ *************
TOTAL *****	******
OVER CALLED ON THE (DOME)	\$ 120,60
SURCHARGE FEE (DSTE)	
MISC	\$
TOTA! ****	5_ ************* \$ ~6~
TOTAL ******	<u> </u>
TOTAL COST	S (OPENING BID) \$ <u>2437,7</u> ≤

## 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: 34928

THOMAS JASON W 111 ROBBINS ROAD BLOOMSBURG PA 17815

District: MT PLEASANT TWP Deed: 20040 -3652 Location: 111 ROBBINS RD Parcel Id:26 -02 -027-01,000

Assessment: 31,207 Balances as of 04/04/2019

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

Bv:	COLUMBIA COUNTY SHERIFF	Per:
Ly.		rer:

## COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE 11 W MAIN STREET PO BOX 380 BLOOMSBURG, PA 17815 (570) 389-5649 FAX: (570)389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 04/04/2019 09:58:30 AM

Owner: THOMAS JASON W

111 ROBBINS ROAD BLOOMSBURG PA 17815 Municipality: MT PLEASANT TWP

Parcel #:26 -02 -027-01,000

Property Desc:

Discount:		Fac	ce:	Pena:	Lty:		
<u>Bill #</u>		Amount	Due Date	Amount	Due Date	Amount	Due Date
026886	G	\$348.18	04/30/2019	\$355.29	06/30/2019	\$390.82	08/31/2019
			Payment				
026886	S	\$30.59	04/30/2019	\$31.21	06/30/2019	\$34.33	08/31/2019
			Payment				
026886	R	\$35.20	04/30/2019	\$35.92	06/30/2019	\$39.51	08/31/2019
			Payment				
Tota	1s:	\$413.97		\$422.42		\$464.66	
				Total Paid	To Date:	\$0	.00

SRE

44-19

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST CO vs.

JASON W THOMAS (et al.)

Case Number 2019CV41

### SHERIFF'S RETURN OF SERVICE

02/25/2019 12:20 PM - DEPUTY JONATHAN BROADT, 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 JASON THOMAS HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHANNON MARIE THOMAS AT 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.

SO ANSWERS,

heading 1. Chathan

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

February 25, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

**NOTARY** 

Affirmed and subscribed to before me this

25TH day

**FEBRUARY** 

2019

Souch Jacklingaman

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice April 3, 10, 17, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me	this 17th day of Opril 20.19
•	this day of April 20.19  (Notary Public)  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 Notaries
	., 20for publishing the foregoing notice, and the all.
••••	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COvs.
JASON W THOMAS (et al.)

Case Number 2019CV41

#### SHERIFF'S RETURN OF SERVICE

02/25/2019 12:20 PM - DEPUTY JONATHAN BROADT, 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: JASON W THOMAS AT 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 25, 2019

NOTARY

Affirmed and subscribed to before me this

25TH day

FEBRUARY

2019

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON TRUST CO	Case Number
VS.	2019CV41
JASON W THOMAS (et al.)	

## SHERIFF'S RETURN OF SERVICE

03/18/2019 01:19 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON TH REAL ESTATE LOCATED AT 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUT

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

_						
Affirmed	and	subsc	ribed t	o before	me this	

18TH day of

MARCH

2019

Sarah Jane Klingaman

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON TRUST CO JASON W (et al.)	•			Number 9CV41	
<u>.</u>	SERVICE CO	OVER SH	EET			POS
Service De	tails:	200 - 15 		,	with the same of t	POSTING
Category:	Real Estate Sale - Posting - Sale Bill		A	Zone:		<u>.</u>
Manner:	< Not Specified >	Expires:	<u> </u>	Warrant:	The second secon	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM SHERIFF'S SALE BILL	· •		<del></del>		
Serve To:	The second secon	Final Serv	rice:			. 20
Name:	(POSTING)	Served:	Personally · /	Adult in Charge	· Posted · Other	2019CV41
Primary Address:	111 ROBBINS ROAD BLOOMSBURG, PA 17815	Adult In Charge:				V41
Phone:	DOB:	Relation:				
Alternate Address:		Date:	3/18/19	Time:	PISI	: 11 11 12
Phone:	:	Deputy:	Ч.	Mileage:		ROBBINS
Attorney /	Originator:	\$		· .	e de la companya del companya de la companya del companya de la co	; SINS
Name:	STERN & EISENBERG, PC	Phone:				ROAD,
Service At				* **	w e	ΑD,
Date:	tempts.	1 4 4				BLOOMSBUR
Time:						Ŏ
Mileage:						SBU
Deputy:						
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4.						Č
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON TRUST CO JASON W (et al.)				Number 9CV41
Service De		COVER SHE	ET		
Category:	Real Estate Sale - Sale Notice	······································		Zone:	29
Manner:	< Not Specified >	Expires:		Warrant:	1
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AT PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS		
Serve To:	And the second of the second o	Final Servi	ce:	en versiere. Am	
Name:	JASON W THOMAS	Served:	Personally Adul	l In Charge ·	Posted · Other
Primary Address:	111 ROBBINS ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	7-72-19	Time:	12:70
Phone:		Deputy:	7	Mileage:	
Attorney /	Originator:			****	
Name:	STERN & EISENBERG, PC	Phone:	A company of the property of t	name of the second	en e
Service At	tempts:			Property of the property of th	: .
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Time:					And the second section of the second
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Deputy:					
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THOMAS, JASON W

2019CV41

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK	OF NEW YORK MELLON TRUST CO				e Number
	JASON W (et al.)			20	19CV41
	SERVICE	COVER SHE	ET		
Service De	tális:			er en	
Category:	Real Estate Sale - Sale Notice	المحالة المحالية الم المحالة المحالية الم	an waxaa aa ka ah	Zone:	29
Manner:	< Not Specified >	Expires:	Type substitute in the second	Warrant:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AI PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS		
Serve To:		Final Servi			
Name:	SHANNON MARIE THOMAS	Served:	Personally · Ac	lult In Charge	· Posted · Other
Primary Address:	111 ROBBINS ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Jason 9	Thomas	
Phone:	DOB:	Relation:	Husband		
Alternate Address:		Date:	2-25-10	Time:	12:20
Phone:	The state of the s	Deputy:	1	Mileage:	And the second s
Attorney /	Originator:				
Name:	STERN & EISENBERG, PC	Phone:			
Service At	tempts:			* **	
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THOMAS, SHANNON MARII

2019CV41

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELL	ON TRUST CO				Number 9CV41
	JASON W (et al.)			1	<del>-</del>	
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ervice De						en in de la companya
	Real Estate Sale - Sa	le Notice	ander de la colonidad de la co Antenda de la colonidad de la c	The state of the s	Zone:	29
Manner:	< Not Specified >	m di Zinderwick, ki si si si kamadi Japan di Alaan kin mata, si ki Janas dalama, sa ki ka k	Expires:		Warrant:	l
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE C			IGHTS		
erve To:	For more as a constant of a constant constant of the second constant	\$ 1.00 mm	Final Servi	ĉe:	The second of th	
Name:	Central Columbia SD	)	Served:	Personally Adu	ult In Charge	Posted · Othe
Primary Address:	4777 Old Berwick Ro Bloomsburg, PA 178		Adult In Charge:	Terri A	Tuman	
Phone:	570-784-2850	DOB:	Relation:	Secretar	7	
Alternate Address:		parting a strong to the memory angles of the first transfer of the memory and the second and the	Date:	2-25-14	Time:	11:30
Phone:			Deputy:	7	Mileage:	
ttorney / (	Orlginator:					
Name:	STERN & EISENBER	G, PC	Phone:	***************************************	anne sa come e i complete e Subject Sole Sole e i c	
ervice Att	empts:		**************************************			
Date:						concentration of the contration of the contratio
Time:						ng mananananan samunan mananan mananan mananan mananan samunin samunin samunin samunin samunin samunin samunin
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Deputy:					A CONTRACTOR OF THE CONTRACTOR	er er a sementen sommer. I sementen sammer sementen sementen se
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	empt Notes:			and the second of the second		es e
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CENTRAL COLUMBIA SD

2019CV41

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON TRUST CO				Number 9CV41
	SERVICE C	OVER SHE	ET		•
Service De				s w A	
Category:	Real Estate Sale - Sale Notice	ang mga ngayang phyangkapayan ay mga nga na a a a a a a		Zone:	29
Manner:	< Not Specified >	Expires:	And got as the entire transfer the entire transfer to the entire transfer transfer to the entire transfer transfer to the entire transfer	Warrant:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS	N N	
Serve To:		Final Servi	ie:		,
Name:	OCCUPANT	Served:	Personally Adu	It In Charge	Posted · Other
Primary Address:	111 ROBBINS ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Juson tho	m 45	
Phone:	DOB:	Relation:	Step dad	·	
Alternate Address:		Date:	2-25-14	Time:	12:20
Phone:	The state of the s	Deputy:	7	Mileage:	
Attorney /	Originator:			y y we you have a second	
Name:	STERN & EISENBERG, PC	Phone:	g yan yanga magi yan istin tergi ili isting mili ili ili ili ili ili ili ili ili il		
Service At	tempts:				
Date:		-Manuacan and additional additional and additional and additional addition			AMPA, INGAMA, INCAPA, OF ANTICONOMICANO TO A CASA STREET, ANTICA S
Time:					
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Deputy:					
Service At	tempt Notes:	V 66			
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OCCUPAN:

2019CV4

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRA

Commence of the second second

#### Sarah Klingaman

From:

PE Classifieds <classifieds@pressenterprise.net>

Sent:

Friday, February 22, 2019 3:08 PM

To: Subject: Sarah Klingaman Re: YOUNG SALE

Attachments:

YOUNG SHERIFF SALE2.pdf

Hi Sarah,

The same thing happened with the Young sale. Here is the revised copy for April dates rather than March. Please let me know with this one as well if you want the sale date included as well.

Thank you! Tammie Belles Press Enterprise Classifieds 570.387.1234 Ext. 1219

From: Sarah Klingaman

Sent: Friday, February 22, 2019 9:40 AM

To: 'Press Enterprise Classifieds'

Subject: YOUNG SALE

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: February 22, 2019

Re: Sheriff's Sale Advertising Dates

M & T BANK

VS.

JESSE L. YOUNG

No 31 of 2019 E.D. and No. 1035 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week

**APRIL 3RD, 2019** 

2nd Week

**APRIL 10TH, 2019** 

3rd Week

**APRIL 17TH, 2019** 

SALE DATE:

APRIL 24TH 2019 at 9:00 am

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON TRUST CO JASON W (et al.)				Number 9CV41
	SERVICE (	COVER SHE	ET		
Service Dei	talls:		Anna Marie III Ann		
Category:	Real Estate Sale - Sale Notice	eur voelt gleunder, voeltsjille, integrejs voelt geregiende gewonder gestronder voor voelt voelt voelt voelt v	kannennings, silmer vagt av vorring hav de degetage have op to steelinestellere et a vor	Zone:	29
Manner:	< Not Specified >	Expires:	The state of the s	Warrant:	
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Name:	Domestic Relations Office of Columbia Co	Served:	Rersonally · A	dult In Charge ·	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Chaud	ia Roja	E/Z
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	SEC	ing committee with the second of the second	wymaw is wasining for a marginal and significant
Alternate Address:		Date:	2/20/19	Time:	1355
Phone:		Deputy:		Mileage:	A CONTRACTOR OF THE STATE OF TH
Attorney / (	Originator:				
Name:	STERN & EISENBERG, PC	Phone:	personance Automore Committee and American	and the second s	# 1 5 A 5 A 5 A 5 A 5 A 5 A 5 A 5 A 5 A 5
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

VS.	OF NEW YORK MELLON TRUST CO				Number 9CV41
THOMAS,	JASON W (et al.)				
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Manner:	Real Estate Sale - Sale Notice	Expires:	plantage and the second of the	Warrant:	0°1
	< Not Specified >	i		vvariant.	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		:
Serve To:	And the second s	Final Servic	žė:		
Name:	Columbia County Tax Office	Served:	(Personally) Adult	t In Charge ·	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	RENAE	NEW	HART
Phone:	570-389-5649 <b>DOB:</b>	Relation:	Chrick		
Alternate Address:		Date:	2-20-19	Time:	1350
Phone:	S C C C C C C C C C C C C C C C C C C C	Deputy:		Mileage:	
Attorney /	Originator:			NA THE	
Name:	STERN & EISENBERG, PC	Phone:			
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

# WRIT OF EXECUTION—(MORTGAGE FORECLOSURE) P.R.C.P. 3180 to 3183 and Rule 3257

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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asso	Civil Action No.: $2019 - ED - 29$
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC	
Plaintiff v. Jason W. Thomas	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
and Shannon Marie Thomas Defendant(s)	
COMMONWEALTH OF PENNSYLVANIA	<u> </u>
	: S.S. :
COUNTY OF COLUMBIA	:
	·
TO THE SHERIFF OF COLUMBIA COUNTY:	
To satisfy the judgment, interest and costs sell the following described property:	in the above matter you are directed to levy upon and
111 Robbins Road, Bloomsburg, PA	17815 (see full legal description attached)
Judgment Amount	
Interest from February 14, 2019 at the Diem rate of \$10.66 until Judgment in full	s paid
Total	
` ,	notary, Common Pleas Court of bia County, PA  Deputy

Proth & Clerk of Sev. Courts
M. Court Ex. 1st Monday in 2020

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows: Tract No. 1: Beginning at an iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife, thence by other lands now or formerly of said Thomas, South 31 degrees 01 minute 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 feet to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife. TRACT NO. 2 BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar; thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife; thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence by the center of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 feet to the place of beginning.

PARCEL # 26-02-027-01-000

BEING KNOWN AS 111 Robbins Road, Bloomsburg, PA 17815

**BEING** the same premises which William R. Thomas, single, by Deed dated April 8, 2004 and recorded April 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200403652, granted and conveyed unto Jason W. Thomas, single, his heirs and assigns.

# 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 02/20/19

Ad ID: 1160660

Description: **JASON & SHANNON** 

THOMAS SALE

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

Class: Agate Lines: 261

Blind Box:

Account:

Name:

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

Address: **PO BOX 380** 

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** 

\$1,578.00

\$0.00

<u>Publication</u> Press Enterprise

Stop Start 04/03/1904/17/19 Inserts

Cost \$1,578.00

#### SHERIFP'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV41

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 Bioomsburg, County of Columbia, Commonwealth of Prinsylvania 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 Sheriffs Office no later than thiny (30) days after that 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.

be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriffs Office prior thereto.

ALI THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Townstip. Columbia County, PennsyAvaria, bounded and described as follows: Tack No. 18 genning at an iron pin at the neothwest comer of other lands now or formerly of William R. Thomas and Catherine A. Thomas, Lusband and with, thence by other broke No. 18 genning at an iron pin at the neothwest comer of other lands now or formerly of said Thomas. South 31 degrees 01 merute 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. William R. Thomas in line of lands about to be conveyed or formerly conveyed to David E. William R. Thomas in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and write thence by the safe the following two courses and distances north 105 degines 47 minutes 53 seconds seast, 20115 leef to an iron in lands about to be conveyed or formerly conveyed to David E. Walter, or us, there is no in lands about to be conveyed or formerly conveyed to David E. Walter, or us, there is no iron in lands about to be conveyed or formerly conveyed to David E. Walter, or us, there is no iron in lands about to be conveyed or formerly of conveyed to David E. Walter, or us, there is no iron in lands about to be conveyed or formerly of E. Walter, or us, there is no iron in lands about to be conveyed or formerly of Seconds west. 125,56 feet to an iron in in lands about to be conveyed or formerly of E. Walter or us, the same south 64 degrees 32 minutes 03 seconds east, 400.39 feet to the place of the same south 64 degrees 32 minutes 03 seconds east, 400.89 feet to the place of the same south 64 degrees 32 minutes 05 seconds west. 125,56 feet to a nirron in the above described premises from Legislative Borice. Bout 64,000.89 in a vesterly decicno to other lands now or formerly of Richard D. and Dawn A.

W. Thomas, single, his hers and assigns. PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER 26-02-027-01-000

Seized and taken into execution to be sold as the property of JASON W. THOMAS, SHANNON MARIE THOMAS in suit of THE BANK OF NEW YORK MELLON TRUST CO.

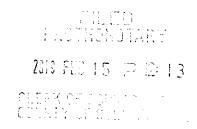
SHAAINON MARIE THOMAS in suit of THE BANK OF NEW YORK MELLON TRUST CO.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10°2) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or casher'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 casher'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 PAYMENT WITH THE THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH THE THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH THE THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN THE SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO HAVE SHOWN IN TH

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: STERN & EISENBERG, PC WARRINGTON, PA

M. Troy Freedman, Esquire (85165) ANDREW J. MARLEY, ESQUIRE (312314) EDWARD J. MCKEE, ESQUIRE (316721) WILLIAM E. MILLER, ESQUIRE (308951) STEVEN P. KELLY, ESQUIRE (308573) JESSICA N. MANIS, ESQUIRE (318705) Brandon P. Accardi, Esquire (320169) CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043) DANIEL JONES, ESQUIRE (321876) JACQUELINE F. McNally, Esquire (201332) Paul S. Huntington, Esquire (312973) STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200 THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976 TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025



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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC

Plaintiff

v.

Jason W. Thomas

(COUNSEL FOR PLAINTIFF)

and

Shannon Marie Thomas

Defendants

Civil Action No.: 2019-CV-41

MORTGAGE FORECLOSURE

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 111 Robbins Road, Bloomsburg, PA 17815:

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

Jason W. Thomas 111 Robbins Road Bloomsburg, PA 17815

Shannon Marie Thomas 111 Robbins Road Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Jason W. Thomas 111 Robbins Road Bloomsburg, PA 17815

Shannon Marie Thomas 111 Robbins Road Bloomsburg, PA 17815

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

N/A

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

N/A

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

N/a

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:

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128 7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

Tenant(s)/Occupant(s) 111 Robbins Road Bloomsburg, PA 17815 PA Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502

Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

Date: February 13, 2019

Sworn to and subscribed before me this 13th Day of February, 2019.

STERN & EISENBERG, PC

By:

Andrew J. Marley. Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

JESSICA J. ALBERTS, Notary Public Warrington Township, Bucks County My Commission Expires April 13, 2021

STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200 THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976 TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025 (COUNSEL FOR PLAINTIFF)

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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC

Plaintiff

v.

Jason W. Thomas

and

Shannon Marie Thomas

Defendants

Civil Action No.: 2019-CV-41

MORTGAGE FORECLOSURE

RE: PREMISES: 111 Robbins Road, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on Opril 24 2019 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$79,743.51 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

February 13, 2019

STERN & EISENBERG, PC

By: Andrew J. Marley, Est

Attorney for Plaintiff

## 26-02-027-01-000 Mt. Pleasant Tup.

## REAL ESTATE OUTLINE

ED # 2019 ED 29

DATE RECEIVED 2-15-19 DOCKET AND INDEX 2019	9 CV 41
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	Χ
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	X CK# 71880
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED**
SALE DATE	april 24th TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV41

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.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE [N Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows: Tract No. I: Beginning at an iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife, thence by other lands now or formerly of said Thomas, South 31 degrees 01 minute 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux: thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the saille the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 feet to the place of beginning. Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife. TRACT NO. 2 BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of [ands now or formerly of Frank C. Kuhar, thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife; thence by the same north 64 degrees 04 minutes west, 1 71.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence by the center of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 teet to the place of beginning.

PARCEL # 26-02-027-01-000

BEING KNOWN AS 111 Robbins Road, Bloomsburg, PA 17815

BEING the same premises which William R. Thomas, single, by Deed dated April 8, 2004 and recorded April 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in

Book/Page or Instrument # 200403652, granted and conveyed unto Jason W. Thomas, single, his heirs and assigns.

PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-02-027-01-000

Seized and taken into execution to be sold as the property of JASON W THOMAS, SHANNON MARIE THOMAS in suit of THE BANK OF NEW YORK MELLON TRUST CO.

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.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows: Tract No. 1: Beginning at an iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife, thence by other lands now or formerly of said Thomas, South 31 degrees 01 minute 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 feet to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife. TRACT NO. 2 BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar; thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife; thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence by the center of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 feet to the place of beginning.

PARCEL # 26-02-027-01-000

BEING KNOWN AS 111 Robbins Road, Bloomsburg, PA 17815

**BEING** the same premises which William R. Thomas, single, by Deed dated April 8, 2004 and recorded April 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200403652, granted and conveyed unto Jason W. Thomas, single, his heirs and assigns.

# WRIT OF EXECUTION—(MORTGAGE FORECLOSURE) P.R.C.P. 3180 to 3183 and Rule 3257

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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC Plaintiff v. Jason W. Thomas and Shannon Marie Thomas Defendant(s)	Civil Action No.: 2019 - ED - 29 2019-CV-41  FILE AGAINST JASON W. THOMAS SHANNON MARIE THOMAS ONLY  WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
COMMONWEALTH OF PENNSYLVANIA	:
	: S.S. :
COUNTY OF COLUMBIA	<b>:</b>
TO THE SHERIFF OF COLUMBIA COUNTY:  To satisfy the judgment, interest and costs in the sell the following described property:	he above matter you are directed to levy upon and
111 Robbins Road, Bloomsburg, PA 17	7815 (see full legal description attached)
Judgment Amount	\$79,743.51
Interest from February 14, 2019 at the P Diem rate of \$10.66 until Judgment is pain full	'er aid
Total	\$ plus costs
	Fary, Common Pleas Court of

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows: Tract No. 1: Beginning at an iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife, thence by other lands now or formerly of said Thomas, South 31 degrees 01 minute 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux; thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 feet to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife. TRACT NO. 2 BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar; thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife; thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence by the center of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 feet to the place of beginning.

PARCEL # 26-02-027-01-000

BEING KNOWN AS 111 Robbins Road, Bloomsburg, PA 17815

**BEING** the same premises which William R. Thomas, single, by Deed dated April 8, 2004 and recorded April 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200403652, granted and conveyed unto Jason W. Thomas, single, his heirs and assigns.

### IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR LACKAWANNA COUNTY

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC

Civil Action No.: 2019-CV-41

MORTAGE FORECLOSURE

Plaintiff

v. Jason W. Thomas and Shannon Marie Thomas

Defendant(s)

#### **WAIVER OF WATCHMAN**

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Attorney for Plaintiff

Now this 13th day of February, 2019, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Attorney for Plaintiff



# Stern & Eisenberg, PC www.sterneisenberg.com

1581 Main Street Suite 200 Warrington, Pennsylvania 18976

Telephone: (215) 572-8111 Facsimile: (215) 572-5025

February 13, 2019

RE: The Bank of New York Mellon et.al

VS. Jason W. Thomas and Shannon Marie Thomas

C.C.P. COLUMBIA CO. NO. 2019-CV-41

Sheriff's Office Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Jason W. Thomas 111 Robbins Road Bloomsburg, PA 17815

Shannon Marie Thomas 111 Robbins Road Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,

Andrew J. Marle

AJM/ip Enclosures **Print Your Documents** Page 1 of 1

#### Document Receipt

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US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

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KING OF PRUSSIA

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HARRISBURG PA 17128

· .	Had DASSU SIGNATURE	Memo: XXXXXX5027, Thomas, Jason W.	
Security f	GENERAL ACCOUNT VOID AFTER 180 DAYS	Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815	TO THE ORDER OF
eatures. Deta	02/14/19 \$1,350.00	One Thousand Three Hundred Fifty and 00/100*******	PAY
ils on back.	DATE CHECK AMOUNT	WARRINGTON, PA 18976	
71880	7 60-7044/2223	STERN & EISENBERG PC ATTORNEYS AT LAW 1581 MAIN STREET, SUITE 200 THE SHORE AT VALUE OF SOLUTION	