

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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)

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffcolumbiacounty.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, attached is a cost sheet showing a balance due of \$811.00.

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
v.
Jason W. Thomas and Shannon Marie Thomas
Docket No. 2019-CV-41
Premises: 111 Robbins Road, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **STAY** 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)

Daisy
4-24-19
Branan
Cancelled
@ 9:02

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

Civil Action No. : 2019-CV-41

MORTGAGE FORECLOSURE

v.

Jason W. Thomas

and

Shannon Marie Thomas

Defendants

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 April 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, Esq.
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

THE BANK OF NEW YORK MELLON TRUST vs.
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

Total Sheriff Costs \$2,356.00

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$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 PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

19-41
29-19

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>393.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1578.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1828.60</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.60</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID)

\$ 2427.75

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

Date: 04/04/2019

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

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 AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
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					
Totals:		\$413.97		\$422.42		\$464.66	

Total Paid To Date:

\$0.00

SRE
Signature

4/4-19
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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

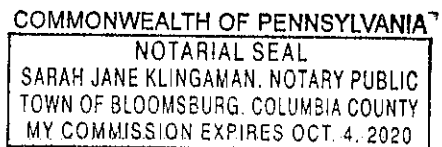
02/25/2019 12:20 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JASON THOMAS HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHANNON MARIE THOMAS AT 111 ROBBINS ROAD, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 25, 2019



NOTARY

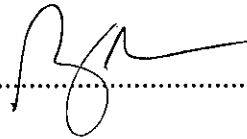
Affirmed and subscribed to before me this

25TH day of FEBRUARY, 2019

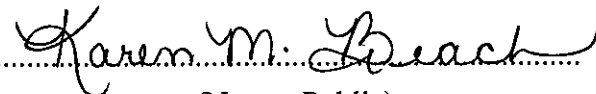
Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

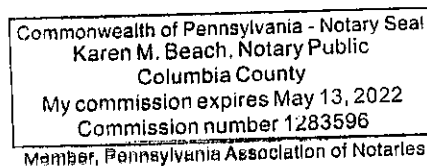
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

.....

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

.....
(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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 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 of FEBRUARY, 2019

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

cc CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



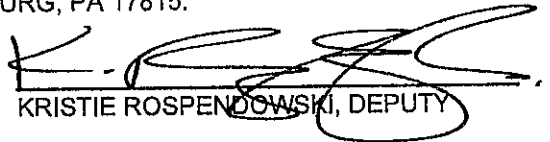
Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV41

SHERIFF'S RETURN OF SERVICE

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, DEPUTY

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.

NOTARY

Affirmed and subscribed to before me this

18TH day of MARCH, 2019



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 111 ROBBINS ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3/18/19

Time: 1219

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV41

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 29

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JASON W THOMAS
Primary Address: 111 ROBBINS ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-25-19

Time: 12:20

Deputy: 7

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

THOMAS, JASON W

2019CV41

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 29

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: SHANNON MARIE THOMAS

Primary Address: 111 ROBBINS ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jason Thomas

Relation: Husband

Date: 2-25-19 Time: 12:20

Deputy: 7 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

THOMAS, SHANNON MARIE

2019CV41

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

29

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Terri Mymaw

Relation: Secretary

Date: 2-25-14

Time: 11:30

Deputy: 7

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2019CV41

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 29

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 111 ROBBINS ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted · Other

Adult In Charge: Jason Thomas

Relation: Step dad

Date: 2-25-19 Time: 12:20

Deputy: 7 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2019CV41

111 ROBBINS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Sarah Klingaman

From: PE Classifieds <classifieds@pressenterprise.net>
Sent: Friday, February 22, 2019 3:08 PM
To: Sarah Klingaman
Subject: 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Claudia Roper
Relation:	Sec
Date:	2/20/19
Time:	1355
Deputy:	11
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV41 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV41

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 29
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: (Personally) Adult In Charge · Posted · Other
Adult In Charge: RENAE NEWHART
Relation: Clerk
Date: 2-20-19 **Time:** 1350
Deputy: 11 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV41

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

:

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:

111 Robbins Road, Bloomsburg, PA 17815 (see full legal description attached)

Judgment Amount..... \$79,743.51

Interest from February 14, 2019 at the Per
Diem rate of \$10.66 until Judgment is paid
in full..... \$ _____

Total \$ _____ plus costs

Dated: 2/15/2019
(SEAL)

Barbara N. Silivetti
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Kosuke Antonello
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

Account:

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

Ad ID: 1160660
Description: **JASON & SHANNON**
THOMAS SALE
Run Dates: **04/03/19 to 04/17/19**
Class: **2**
Agate Lines: **261**
Blind Box:

Total Ad Cost \$1,578.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/03/19	04/17/19	3	\$1,578.00

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 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, 302.88 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 75 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 21 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.
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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
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
(COUNSEL FOR PLAINTIFF)

FILED
PROTHONOTARY
2019 FEB 15 P 10:13
CLERK OF COURT
COUNTY OF COLUMBIA

**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

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

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

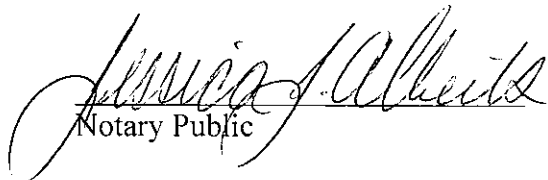
Tenant(s)/Occupant(s)
111 Robbins Road
Bloomsburg, PA 17815

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.

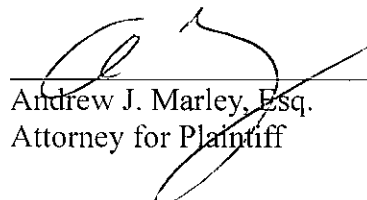
Date: February 13, 2019

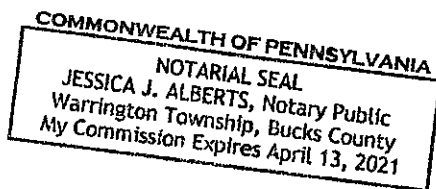
Sworn to and subscribed before me
this 13th Day of February, 2019.


Notary Public

STERN & EISENBERG, PC

By: _____


Andrew J. Marley, Esq.
Attorney for Plaintiff



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 April 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, Esq.
Attorney for Plaintiff

26-02-027-01-000
Mt. Pleasant Twp.

REAL ESTATE OUTLINE

ED # 2019 ED 29

DATE RECEIVED 2-15-19
DOCKET AND INDEX 2019 CV 41

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>71880</u>

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

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

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

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-EP-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

:

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:

111 Robbins Road, Bloomsburg, PA 17815 (see full legal description attached)

Judgment Amount..... \$79,743.51

Interest from February 14, 2019 at the Per
Diem rate of \$10.66 until Judgment is paid
in full..... \$ _____

Total \$ _____ plus costs

Dated: 2/15/2019
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Rosalee Antonello
Deputy

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
Plaintiff

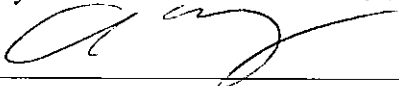
Civil Action No. : 2019-CV-41

MORTGAGE FORECLOSURE

v.
Jason W. Thomas
and
Shannon Marie Thomas
Defendant(s)

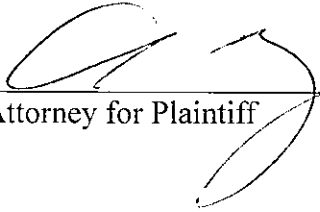
WAIVER OF WATCHMAN

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

LAW OFFICES

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

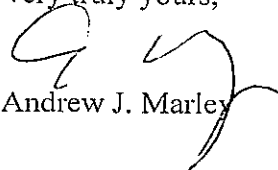
Please serve the Defendant with Notice of Sheriff's Sale at the following address:

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. Marley

AJM/ip
Enclosures

Document Receipt

Trans #	15424	Carrier / service:	USPS Server	First-Class Mail®	2/20/2019 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF INDIVIDUAL
TAXES

P.O. BOX 280601

Tracking #: 71901140006000151020

Doc Ref #: 2019ED29

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15423	Carrier / service:	USPS Server	First-Class Mail®	2/20/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

DEPT OF REVENUE

BUREAU OF COMPLIANCE-LEIN SECT
P.O. BOX 280948

Tracking #: 71901140006000151013

Doc Ref #: 2019ED29

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15422	Carrier / service:	USPS Server	First-Class Mail®	2/20/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000151006

Doc Ref #: 2019ED29

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15421	Carrier / service:	USPS Server	First-Class Mail®	2/20/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000150993

Doc Ref #: 2019ED29

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	15420	Carrier / service:	USPS Server	First-Class Mail®	2/20/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000150986

Doc Ref #: 2019ED29

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15419	Carrier / service:	USPS Server	First-Class Mail®	2/20/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000150979

Doc Ref #: 2019ED29

Postage 5.4200

HARRISBURG PA 17128

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-704/2223

71880

DATE

02/14/19

CHECK

\$1,350.00

AMOUNT

PAY

One Thousand Three Hundred Fifty and 00/100*****

TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXXX5027, Thomas, Jason W.

AUTHORIZED SIGNATURE

⑈0?1880⑈ ⑆222370440⑆007901125255⑈



Security features. Details on back.