

# SHERIFF'S SALE

## Distribution Sheet

The Bank of New York Mellon Trust vs. Joseph Brown  
NO. 13-2020 JD  
NO. 19-2020 ED  
DATE OF SALE: September 9, 2020

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) September 9, 2020 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Malatesta Development, LLC for the price or sum of \$ 36720.00 Dollars. Malatesta Development, LLC being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>36000.00</u>	
Poundage .....	<u>720.00</u>	
Transfer Taxes .....		
Total Needed to Purchase .....		\$ <u>36720.00</u>
Amount Paid Down .....		<u>4000.00</u>
Balance Needed to Purchase .....		<u>32720.00</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>441.50</u>	
Poundage .....	<u>720.00</u>	\$ <u>1161.50</u>
Newspaper .....		<u>1678.10</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>647.03</u>
	State stamps	<u>647.03</u>
Tax Collector (	)	<u>-0-</u>
Columbia County Tax Assessment Office .....		<u>5.00</u>
State Treasurer .....		<u>110.00</u>
Other: <u>Web Postage</u>		<u>100.00</u>
<u>Li'en Search Cost.</u>		<u>250.00</u>

TOTAL EXPENSES: \$ 4780.41

Total Needed to Purchase	\$ <u>36720.00</u>
Less Expenses	<u>4780.41</u>
Net to First Lien Holder	<u>31939.59</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>33289.59</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 241249  
Customer:  
SHERIFF  
ATTN: OFFICE

Invoice Date: 10/21/2020 11:29:36 AM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,365.81	202008180	BERWICK BORO
	Grantor - BROWN, JOSEPH M		10/21/20 11:29:40 AM	
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$36,720.00			
	Tax Basis - \$64,702.67			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$647.03		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$323.52		
	BERWICK BORO	\$323.51		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$1,365.81</b>		
	<b>PAYMENTS</b>			
	CHECK: 8870 - SHERIFF	\$71.75		
	CHECK: 8871 - SHERIFF	\$647.03		
	CHECK: 8872. - SHERIFF	\$647.03		
	<b>TOTAL PAYMENTS</b>	<b>\$1,365.81</b>		
	<b>AMOUNT DUE</b>	<b>\$1,365.81</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$1,365.81)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<u><b>Defendant</b></u>
THE BANK OF NEW YORK MELLON TRUST COMPANY	JOSEPH M BROWN

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

**Sheriff's Sale Date:** Wednesday, September 9, 202  
**Writ of Execution No. :** 2020CV13  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 301 EAST 6TH STREET, BERWICK, PA 18603

## 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.	\$1,678.10
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
<b>Total Sheriff Costs</b>	<b>\$2,444.60</b>

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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<b>Grand Total:</b>	<b>\$2,516.35</b>
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

8-782

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

BANK OF NEW YORK MELLON TRUST CO VS. JOSEPH BROWN

NO. 13-2020 ED

NO. 13-2020 JD

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

BID PRICE (INCLUDES COST) \$ 36000.00

POUNDAGE - 2% OF BID \$ 720.00

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 36720.00

PURCHASER(S): Malatesta Development, LLC

ADDRESS: 374 Martzville Rd., Berwick PA 18603

NAMES(S) ON DEED: Fred Malatesta (570) 854-4190  
854-4190

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 36720.00

LESS DEPOSIT: \$ 4000.00

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

TOTAL DUE IN 8 DAYS \$ 32720.00

20-40 days deed. - pay 4/25 2 wkts.

Michelle M. Zelina, Esq.\*\*  
 Jenine R. Davey, Esq. \*#\*\*  
 Steven D. Krok, Esq.  
 Laura M. Egerman, Esq.  
 Monika Pundarik, Esq.  
 Lana Sukhman, Esq.\*  
 Naser Selmanovic, Esq.  
 Christopher Ford, Esq.\*  
 Oliver Ayon, Esq.  
 Jennifer A. Stead, Esq.\*  
 Jason B. Rojas, Esq.\*#  
 Aleisha Jennings, Esq.  
 Jeffrey Grabowski, Esq.  
 Amita Irani, Esq.\*#  
 Micah Pakay, Esq.  
 Shannon Dabel, Esq.\*#

Attorneys above are admitted in NJ

\*Also admitted in NY

\*\* Also admitted in FL

\*#Also admitted in PA



133 Gaither Drive, Suite F  
 Mount Laurel, NJ 08054  
 (855) 225-6906  
 Facsimile (866) 381-9549  
 E-Mail: PApostsale@rasnj.com

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

09/21/2020

**Columbia County Sheriff**  
**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-RS4**

**vs.  
 JOSEPH M. BROWN**

**Property: 301 E 6<sup>th</sup> Street, Berwick, PA 18603  
 Columbia County C.C.P. No.: 2020-CV-13  
 Sheriff's Sale Date: 09/09/2020**

Dear Sir or Madam:

As you know, the above referenced property was purchased by a third party at the **09/26/2019** sheriff's sale for **\$36,000.00**.

Please be advised the plaintiff, **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4** is entitled to recoup **\$64,619.10**. That figure represents the judgment amount plus interest. **Please note that this does not include the sheriff's deposit which is to be refunded.**

Please advise promptly if there are any problems in this regard. Sincerely,

*Edward Cotter*

Ed Cotter  
 Post-Sale Legal Assistant



18-201043 EdC

**FAX COVER SHEET**

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	RAS Citron South
DATE	2020-09-21 13:08:15 GMT
RE	19-379278 Claim Letter

**COVER MESSAGE**

Hello, please see attached claim letter for 2020-CV-13. Thank you.

Ed Cotter  
Legal Assistant



RAS Citron, LLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: 855-225-6906 Ext. 1311  
Fax: 866-381-9549  
Email: [ecotter@rasnj.com](mailto:ecotter@rasnj.com)

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

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

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT

**First KeyStone**  
PO Box 289  
111 West Front Street  
Columbia, PA 18603-0289

No. 100187

2012  
0313

Pay to the  
Order of **Columbia County Sheriff's Office**

Date: **September 09, 2020**

**Four Thousand and 00/100\*\*\*\*\***

Amount \$\*\*\*\*\***4,000.00**

DOLLARS

**CASHIERS CHECK**

Memo  
**301 East 6th St**

*Cheryl a Miller*  
Authorized Signature

⑈100187⑈ ⑈031309125⑈ 5000100053⑈

# SHERIFF'S SALE COST SHEET

13-20  
19-2020 RD

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</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>24.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>391.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1678.10</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1928.10</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>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2516.35

# 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 03/11/20

Account:

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

Ad ID: 1193174  
Description: **JOSEPH BROWN SALE**  
Run Dates: **05/06/20 to 05/20/20**  
Class: **2**  
Agate Lines: **258**  
Blind Box:

**Total Ad Cost \$1,678.10**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/06/20	05/20/20	3	\$1,678.10

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2020CV13

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, MAY 27, 2020  
AT 9:00 O'CLOCK A.M.

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

### Legal Description

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northeasterly corner of East Sixth Street and Chestnut Street; THENCE along Chestnut Street, in a northerly direction, a distance of 165 feet to a two-rod alley, sometimes known as Seventh Street; THENCE along said alley, in an easterly direction, a distance of 49 1/2 feet to Lot Number 204; THENCE along the westerly line of said lot, in a southerly direction, a distance of 165 feet to the northerly line of East Sixth Street, aforesaid; THENCE along said street, in a westerly direction, a distance of 49 1/2 feet to the corner, the place of beginning.

This description is intended to cover and this deed to convey Lot Numbered 203 in Gilbert Fowler's Addition to Berwick. BEING the same premises which CATHERINE ROSE BOLSAR, Executrix of the Last Will and Testament of Catherine McAfee, by Deed dated March 29, 1993, and recorded April 6, 1993, at the Columbia County Recorder of Deeds in Record Book 530, Page 934, granted and conveyed unto Catherine Rose Bolsar and John J. Bolsar, her husband, Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of in and to the same.

BEING KNOWN AS: 301 E. 6TH STREET, BERWICK, PA 18603

PROPERTY ID: 04A-09-066-00-000

TITLE TO SAID PREMISES IS VESTED IN JOSEPH M. BROWN, AS SOLE OWNER BY DEED FROM CATHERINE ROSE BOLSAR AND JOHN J. BOLSAR, HER HUSBAND, DATED 03/31/2006 RECORDED 04/27/2006 INSTRUMENT NUMBER 200604129.

PROPERTY ADDRESS: 301 EAST 6TH STREET, BERWICK, PA 18603

UPI/TAX PARCEL NUMBER: 04A-09-066-00-000

Seized and taken into execution to be sold as the property of JOSEPH M. BROWN in suit of THE BANK OF NEW YORK MELLON TRUST COMPANY.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

RAS CITRON, LLC  
Attorneys for Plaintiff  
Jenine Davey, Esq. ID No. 87077  
Robert Flacco, Esq. ID No. 325024  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA  
THE BANK OF NEW YORK TRUST  
COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

MORTGAGE FORECLOSURE

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

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

1. On March 16, 2020, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant by a private process server. A copy of the service return is attached hereto and made part hereof as Exhibit "A."
2. On July 21, 2020, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

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

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

Dated: 8/31/2020

RAS Citron, LLC

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

Jenine Davey, Esquire  
Attorney ID No. 87077  
Robert Flacco, Esquire  
Attorney ID No. 325024

RAS Citron, LLC  
Attorneys for Plaintiff  
Jenine Davey, Esq. ID No. 87077  
Robert Flacco, Esq. ID No. 325024  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE  
BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A.,  
AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 301 E 6TH STREET BERWICK, PA 18603.

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

Joseph M. Brown  
301 East 6<sup>TH</sup> Street  
Berwick, PA 18603

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

Joseph M. Brown  
301 East 6<sup>TH</sup> Street  
Berwick, PA 18603

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

None



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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION  
FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-RS4

One Mortgage Way  
Mt. Laurel, NJ 08054

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

None

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

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

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

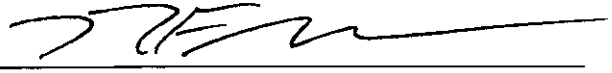
Commonwealth of PA, Department of Revenue  
Bureau of Compliance, P.O. Box 281230  
Harrisburg, PA 17128-1230

Tenants/Occupants  
301 E. 6<sup>TH</sup> Street  
Berwick, PA 18603

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None

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

By: 

RAS Citron, LLC - Attorneys for Plaintiff  
Jenine Davey Id No: 87077  
Robert Flacco Id No: 325024  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
JOSEPH M BROWN

Case Number  
2020CV13

## SHERIFF'S RETURN OF SERVICE

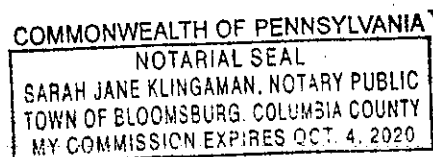
03/16/2020 10:06 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOSEPH M BROWN AT 301 EAST 6TH STREET, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 17, 2020



NOTARY

Affirmed and subscribed to before me this

17TH day of MARCH, 2020

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

(c) CountySuite Sheriff, Teleosoft, Inc.

  
**Exhibit A**

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

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

v.

JOSEPH M. BROWN  
Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: JOSEPH M. BROWN**  
301 E 6TH STREET BERWICK, PA 18603

**\*\*\*PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY\*\*\***

Your house (real estate) at 301 E 6TH STREET BERWICK, PA 18603 is scheduled to be sold at the Sheriff's Sale on May 27 2020 at 9:00 AM at the Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$64,619.10, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the new date will be announced at the time of sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

**Exhibit A**

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

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE  
BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A.,  
AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**Owner(s): JOSEPH M. BROWN**

**Property: 301 E 6TH STREET BERWICK, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

**Judgment amount: \$64619.10**

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on May 27, 2020 at 09:00AM, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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

**07/29/2020 SALE POSTPONED TO 09/09/2020**

Name and Address of Sender	RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Henni Crommarty		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
						Postmark and Date of Receipt			

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
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1	2020-CV-13	Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815										
2		Columbia County Domestic Relations Section 11 W. Main Street, Bloomsburg, PA 17815										
3	09/09/2020	Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230										
4		Tenants/Occupants 301 E. 6th Street, Berwick, PA 18603										
5												
6												
7												
8												
9												
10												
11												
12												
13												

Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.	
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4												
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PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen	
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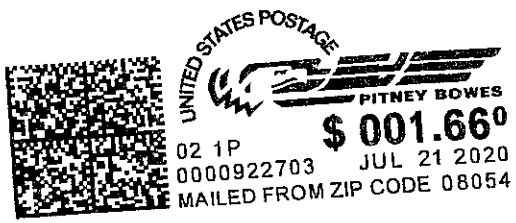


Exhibit B

Joseph M. Brown - RAS #19-379278 (Columbia County)

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: RAS	FROM: Sarah
COMPANY:	DATE: 7-15-2020
FAX NUMBER: 1-866-381-9549	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sales - Order	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order to Sept. 9 2020

Gregory Winter

Michael A. Smith

Joseph m. Brown

BUSINESS OF THE COURTS

Sheriff Sale

Postponement

July 29, 2020 to

September 9, 2020

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


SPECIAL ORDER OF COURT

ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

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

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

By the Court

  
Thomas A. James, Jr. P.J.

CLERK OF COURT  
COLUMBIA COUNTY

2020 JUL 14 P 12:38

FILED  
PROTHONOTARY

## TX Result Report

P 1

07/15/2020 10:46

Serial No. A6VF011029028

TC:00087286

Addressee	Start Time	Time	Prints	Result	Note
918883819549	07-15 10:45	00:00:57	000/002	No Ans	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
 COURT HOUSE - P.O. BOX 380  
 BLOOMSBURG, PA 17815  
 FAX: (570) 389-5625

PHONE  
 (570) 389-5622

24 HOUR PHONE  
 (570) 788-6200

## FACSIMILE TRANSMITTAL SHEET

TO: <u>RAS</u>	FROM: <u>Sarah</u>
COMPANY:	DATE: <u>7-15-2020</u>
FAX NUMBER: <u>1-866-381-9549</u>	TOTAL NO. OF PAGES INCLUDING COVER: _____
PHONE NUMBER:	SENDER'S REFERENCE NUMBER: _____
RE: <u>Sheriff Sales - Order</u>	YOUR REFERENCE NUMBER: _____
<input type="checkbox"/> URGENT <input type="checkbox"/> FOR REVIEW <input type="checkbox"/> PLEASE COMMENT <input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> PLEASE RECYCLE	

NOTES/COMMENTS:  
 ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order to Sept. 9 2020  
 Gregory Winter  
 Michael A. Smith  
 Joseph m. Brown

BUSINESS OF THE COURTS

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

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

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

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

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

By the Court

  
Thomas A. James, Jr., P.J.

2020 JUL 14 P 12:38

FILED  
PROTHONOTARY

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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

Ad Text: JOSEPH BROWN SALE

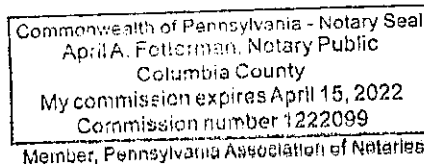
Date(s) Published: 5/6/2020, 5/13/2020, 5/20/2020

*James T Micklow*

Sworn and subscribed to before me  
this 29 day of MAY 20 20.

*April A. Foltzman*

(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.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: RAS	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 1-866-381-9549	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order on Sheriff Sale

Smith - 2019 ED 143

Brown - 2020 ED 19

Winter - 2019 ED 108

COPY

BUSINESS OF THE COURTS

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

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

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

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

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

CLERK OF COURT  
COLUMBIA COUNTY, PA.  
2020 MAY 20 P 1:48

FILED  
JULY 29 2020

BY THE COURT

  
P.J.  
Thomas A. James, Jr.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
JOSEPH M BROWN

Case Number  
2020CV13

## SHERIFF'S RETURN OF SERVICE

04/21/2020 12:17 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 301 EAST 6TH STREET, BERWICK, PA 18603.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


April 22, 2020

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

22ND day of APRIL, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

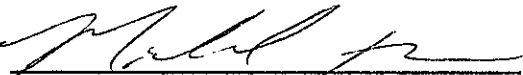


THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
JOSEPH M BROWN

Case Number  
2020CV13

## SHERIFF'S RETURN OF SERVICE

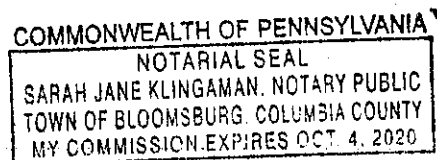
03/16/2020 10:06 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOSEPH M BROWN AT 301 EAST 6TH STREET, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

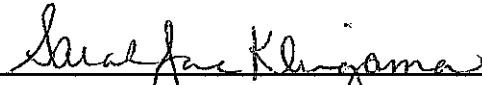
March 17, 2020



NOTARY

Affirmed and subscribed to before me this

17TH day of MARCH, 2020



Plaintiff Attorney RAS CITRON LLC, 138 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
BROWN, JOSEPH M

Case Number  
2020CV13

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice Zone: 19  
Manner: < Not Specified > Expires: Warrant:  
Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JOSEPH M BROWN  
Primary Address: 301 EAST 6TH STREET  
BERWICK, PA 18603  
Phone: 570-520-5588 DOB:  
Alternate Address:  
Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other  
Adult In Charge:  
Relation: Def  
Date: 3/16/20 Time: 10:06  
Deputy: 6 Mileage:

### Attorney / Originator:

Name: RAS CITRON LLC

Phone:

### Service Attempts:

Date:	3/12/20	3/13/20				
Time:	14:47	14:58				
Mileage:						
Deputy:	C	C				

### Service Attempt Notes:

- No answer, L/C.
- No answer, L/C.
- 
- 
- 
- 

BROWN, JOSEPH M

2020CV13

301 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

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

THE BANK OF NEW YORK MELLON 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-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: JOSEPH M. BROWN**  
301 E 6TH STREET BERWICK, PA 18603

\*\*\*PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY\*\*\*

Your house (real estate) at **301 E 6TH STREET BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on May 27 2020 at **9:00 AM** at the **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$64,619.10**, obtained by Plaintiff above (the mortgage) against you. If the sale is postponed, the new date will be announced at the time of sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

*V.A. Exempt*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
BROWN, JOSEPH M

Case Number  
2020CV13

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	19
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	301 EAST 6TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Joseph Brown
<b>Relation:</b>	owner
<b>Date:</b>	3/16/20
<b>Time:</b>	10 06
<b>Deputy:</b>	G
<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

<b>Date:</b>	3/12/20	3/13/20				
<b>Time:</b>	14:47	14:58				
<b>Mileage:</b>	—	—				
<b>Deputy:</b>	G	G				

### Service Attempt Notes:

1. No answer, L/C.
2. No answer, L/C.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2020CV13

301 EAST 6TH STREET, BERWICK, PA 18603

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 COMPANY  
vs.  
BROWN, JOSEPH M

Case Number  
2020CV13

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 19  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Connie C. Gingher  
**Primary Address:** 1615 Lincoln Avenue  
 Berwick, PA 18603  
**Phone:** 570-752-7442 **DOB:**  
**Alternate Address:**  
**Phone:**

### Final Service:

**Served:** Personally • Adult In Charge • Posted • Other  
**Adult In Charge:**  
**Relation:** Def  
**Date:** 3/12/20 **Time:** 14:54  
**Deputy:** 6 **Mileage:**

### Attorney / Originator:

**Name:** RAS CITRON LLC

**Phone:**

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2020CV13

1615 LINCOLN AVENUE, BERWICK, PA 18603

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 COMPANY  
vs.  
BROWN, JOSEPH M

Case Number  
2020CV13

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	19
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Shelley Feitner
<b>Relation:</b>	Clerk
<b>Date:</b>	3/12/20
<b>Time:</b>	14:45
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2020CV13 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
BROWN, JOSEPH M

Case Number  
2020CV13

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	19
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Deb Miller
<b>Relation:</b>	Clerk
<b>Date:</b>	3/12/20 <b>Time:</b> 14:41
<b>Deputy:</b>	8 <b>Mileage:</b>

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2020CV13

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

THE BANK OF NEW YORK MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK  
TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**WRIT OF EXECUTION**

**TO THE SHERIFF OF COLUMBIA COUNTY:**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

PREMISES: 301 E 6TH STREET BERWICK, PA 18603  
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount \$ 64,619.10

Interest from 02/29/2020

To Date of Sale \_\_\_\_\_

(per diem interest of \$15.97

to actual date of sale including if sale is  
held at a later date)

\$ \_\_\_\_\_ \*

(Costs to be added)

\$ \_\_\_\_\_

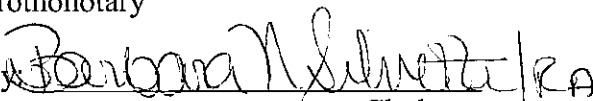
Total

\$ \_\_\_\_\_

Prothonotary

Prothonotary

By

  
Clerk

Date: 3/2/2020

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2024**

\*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

COURT OF COMMON PLEAS  
NO. 2020-CV-13

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-RS4

v.  
JOSEPH M. BROWN

**WRIT OF EXECUTION**


JUDGMENT TOTAL \$ 64,619.10

Interest from 02/29/2020 \$ \_\_\_\_\_ \*  
To Date of Sale \_\_\_\_\_  
(per diem interest of \$15.97  
to actual date of sale including if sale is  
held at a later date)

**COSTS PAID:**

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

**PREMISES TO BE SOLD: 301 E 6TH STREET BERWICK, PA 18603**

By:   
RAS Citron, LLC - Attorneys for Plaintiff  
Robert Flacco, Esq., ID No. 325024  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-381-9549  
[rflacco@rasnj.com](mailto:rflacco@rasnj.com)

\*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY**

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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

*The Bank of New York Mellon vs. Joseph M. Brown*

No. 19 of 2020 E.D. and No. 13 of 2020 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week *May 6*

2<sup>nd</sup> Week *May 13*

3<sup>rd</sup> Week *May 20*

SALE DATE: *May 27, 2020 @ 9:00am*

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026, FLINT, MI 48501-2026

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

NONE

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 W MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS  
11 WEST MAIN STREET, BLOOMSBURG, PA 17815


COMMONWEALTH OF PA, DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE, P.O. BOX 281230, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS  
301 E 6TH STREET BERWICK, PA 18603

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON TRUST COMPANY  
vs.  
BROWN, JOSEPH M

Case Number  
2020CV13

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	301 EAST 6TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

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

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2020CV13

301 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

04A-09-066

REAL ESTATE OUTLINE

ED # 2020 ED 19

DATE RECEIVED 3-2-2020  
DOCKET AND INDEX 2020 CV 13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>9189</u>

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

SALE DATE May 27 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>5-6</u>
2 <sup>ND</sup> WEEK	<u>5-13</u>
3 <sup>RD</sup> WEEK	<u>5-20</u>

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

THE BANK OF NEW YORK MELLON 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-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 301 E 6TH STREET BERWICK, PA 18603.**

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

JOSEPH M. BROWN  
301 E 6TH STREET, BERWICK, PA 18603

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

JOSEPH M. BROWN  
301 E 6TH STREET, BERWICK, PA 18603

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

NONE

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4  
ONE MORTGAGE WAY, MT. LAUREL, NJ 08054

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

THE BANK OF NEW YORK MELLON 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-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: JOSEPH M. BROWN**  
301 E 6TH STREET BERWICK, PA 18603

**\*\*\*PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY\*\*\***

Your house (real estate) at 301 E 6TH STREET BERWICK, PA 18603 is scheduled to be sold at the Sheriff's Sale on May 27 2020 at 9:00 AM at the **Columbia County Courthouse 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of \$64,619.10, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the new date will be announced at the time of sale.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**PRAECIPE TO ISSUE WRIT OF EXECUTION**

**TO THE PROTHONOTARY**

Issue Writ of Execution in the above matter:

Judgment Amount

\$ 64,619.10

Interest from 02/29/2020

To Date of Sale \_\_\_\_\_

(per diem interest of \$15.97  
to actual date of sale including if sale is  
held at a later date)

\$ \_\_\_\_\_

(Costs to be added)

\$ \_\_\_\_\_

**Total**

\$ \_\_\_\_\_

Prothonotary

By: \_\_\_\_\_

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

PROTHONOTARY  
2020 MAR - 2 A 11:46  
CLERK OF COURT  
COUNTY OF COLUMBIA

\*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

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

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 301 E 6TH STREET BERWICK, PA 18603.

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

JOSEPH M. BROWN  
301 E 6TH STREET, BERWICK, PA 18603

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

JOSEPH M. BROWN  
301 E 6TH STREET, BERWICK, PA 18603

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

NONE

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4  
ONE MORTGAGE WAY, MT. LAUREL, NJ 08054

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026, FLINT, MI 48501-2026

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

NONE

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 W MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS  
11 WEST MAIN STREET, BLOOMSBURG, PA 17815


COMMONWEALTH OF PA, DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE, P.O. BOX 281230, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS  
301 E 6TH STREET BERWICK, PA 18603

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE

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

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

**Case Number:** 2020-CV-13

**Judgment Amount:** \$ 64,619.10

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

**Legal Description**

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of East Sixth Street and Chestnut Street; THENCE along Chestnut Street, in a northerly direction, a distance of 165 feet to a two-rod alley, sometimes known as Seventh Street; THENCE along said alley, in an easterly direction, a distance of 49 ½ feet to Lot Number 204; THENCE along the westerly line of said lot, in a southerly direction, a distance of 165 feet to the northerly line of East Sixth Street, aforesaid; THENCE along said street, in a westerly direction, a distance of 49 ½ feet to the corner, the place of Beginning.

This description is intended to cover and this deed to convey Lot Numbered 203 in Gilbert Fowler's Addition to Berwick.

BEING the same premises which CATHERINE ROSE BOLSAR, Executrix of the Last Will and Testament of Catherine McAfee, by Deed dated, March 29, 1993, and recorded April 6, 1993. at the Columbia County Recorder of Deeds in Record Book 530, Page 934, granted and conveyed unto Catherine Rose Bolsar and John J. Bolsar, her husband, Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of in and to the same.

**BEING KNOWN AS: 301 E 6TH STREET BERWICK, PA 18603**

**PROPERTY ID: 04A-09-066-00-000**

**TITLE TO SAID PREMISES IS VESTED IN JOSEPH M. BROWN, AS SOLE OWNER BY DEED FROM CATHERINE ROSE BOLSAR AND JOHN J. BOLSAR, HER HUSBAND DATED 03/31/2006 RECORDED 04/27/2006 INSTRUMENT NUMBER 200604129.**

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

COPY

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-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY


NO: 2020-CV-13

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), JOSEPH M. BROWN who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

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

Dated: 2/28/2020

By:   
RAS Citron, LLC - Attorney for Plaintiff  
Robert Flacco, Esq., ID No. 325024

**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]  
Birth Date:  
Last Name: BROWN  
First Name: JOSEPH  
Middle Name:  
Status As Of: Feb-28-2020  
Certificate ID: B6NHS1V77MTMPKZ

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2020CV13

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, MAY 27, 2020**  
**AT 9:00 O'CLOCK A.M.**

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

---

#### Legal Description

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of East Sixth Street and Chestnut street; THENCE along Chestnut Street, in a northerly direction, a distance of 165 feet to a two-rod alley, sometimes known as Seventh Street; THENCE along said alley, in an easterly direction, a distance of 49 1/2 feet to Lot Number 204; THENCE along the westerly line of said lot, in a southerly direction, a distance of 165 feet to the northerly line of East Sixth Street, aforesaid; THENCE along said street, in a westerly direction, a distance of 49 1/2 feet to the corner, the place of Beginning.

This description is intended to cover and this deed to convey Lot Numbered 203 in Gilbert Fowler's Addition to Berwick.

BEING the same premises which CATHERINE ROSE BOLSAR, Executrix of the Last Will and Testament of Catherine McAfee, by Deed dated, March 29, 1993, and recorded April 6, 1993, at the Columbia County Recorder of Deeds in Record Book 530, Page 934, granted and conveyed unto Catherine Rose Bolsar and John J. Bolsar, her husband, Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of in and to the same.

BEING KNOWN AS: 301 E 6TH STREET BERWICK, PA 18603

PROPERTY ID: 04A-09-066-00-000

TITLE TO SAID PREMISES IS VESTED IN JOSEPH M. BROWN, AS SOLE OWNER BY DEED FROM CATHERINE ROSE BOLSAR AND JOHN J. BOLSAR, HER HUSBAND DATED 03/31/2006 RECORDED 04/27/2006 INSTRUMENT NUMBER 200604129.

PROPERTY ADDRESS: 301 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-066-00-000

Seized and taken into execution to be sold as the property of JOSEPH M BROWN in suit of THE BANK OF NEW YORK MELLON TRUST COMPANY.

---

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

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

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

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

FILED  
JUDICIAL  
2020 MAR -2 A 11:46

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-RS4  
Plaintiff

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

v.

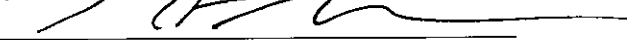
JOSEPH M. BROWN  
Defendant(s)

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), JOSEPH M. BROWN who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

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

Dated: 2/28/2020

By:   
RAS Citron, LLC - Attorney for Plaintiff  
Robert Flacco, Esq., ID No. 325024

**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]  
Birth Date:  
Last Name: BROWN  
First Name: JOSEPH  
Middle Name:  
Status As Of: Feb-28-2020  
Certificate ID: B6NHS1V77MTMPKZ

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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



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

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

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

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4

v.

JOSEPH M. BROWN  
Columbia County Docket No. 2020-CV-13

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of Columbia County for the required service fee.

INSTRUCTIONS FOR SERVICE:

Please be informed that our office will using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service. PLEASE ONLY POST THE HANDBILL.

Thank you for your assistance in this matter.

Sincerely,

Christina Jans  
Paralegal

---

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

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

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

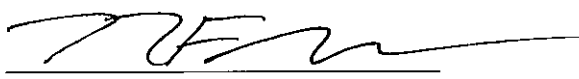
NO: 2020-CV-13

2020-ED-19

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

Date: 2/28/2020

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

RAS Citron, LLC - Attorneys for Plaintiff  
Robert Flacco, Esq., ID No. 325024  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
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[rflacco@rasnj.com](mailto:rflacco@rasnj.com)

THE BANK OF NEW YORK MELLON TRUST  
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PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

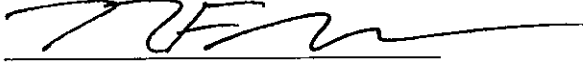
NO: 2020-CV-13

2020-EN-19

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Date: 2/28/2020

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

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



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Member of Florida Bar

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

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

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4

v.

JOSEPH M. BROWN  
Columbia County Docket No. 2020-CV-13

Dear Sir or Madam:

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

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

Thank you for your assistance in this matter.

Sincerely,

Christina Jans  
Paralegal

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

Date: 3/2/2020

Columbia County Court of Common Pleas

NO. 0001403

Time: 01:24 PM

Receipt

Page 1 of 1

Received of: RAS CITRON \$ 25.00

Twenty-Five and 00/100 Dollars

Case: 2020-ED-0000019-	Plaintiff: Bank Of New York Mellon Trust Company vs. Joseph M Brc	Amount
------------------------	---	--------

Writ of Execution		25.00
-------------------	--	-------

<b>Total:</b>		<b>25.00</b>
---------------	--	--------------

Check: 9193

Payment Method: Check

Amount Tendered: 25.00

Clerk: CLUSCHAS

Barbara N. Silveti, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

**Case Number:** 2020-CV-13

**Judgment Amount:** \$ 64,619.10

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

**Legal Description**

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of East Sixth Street and Chestnut Street; THENCE along Chestnut Street, in a northerly direction, a distance of 165 feet to a two-rod alley, sometimes known as Seventh Street; THENCE along said alley, in an easterly direction, a distance of 49 ½ feet to Lot Number 204; THENCE along the westerly line of said lot, in a southerly direction, a distance of 165 feet to the northerly line of East Sixth Street, aforesaid; THENCE along said street, in a westerly direction, a distance of 49 ½ feet to the corner, the place of Beginning.

This description is intended to cover and this deed to convey Lot Numbered 203 in Gilbert Fowler's Addition to Berwick.

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Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of in and to the same.

**BEING KNOWN AS: 301 E 6TH STREET BERWICK, PA 18603**

**PROPERTY ID: 04A-09-066-00-000**

**TITLE TO SAID PREMISES IS VESTED IN JOSEPH M. BROWN, AS SOLE OWNER BY DEED FROM CATHERINE ROSE BOLSAR AND JOHN J. BOLSAR, HER HUSBAND DATED 03/31/2006 RECORDED 04/27/2006 INSTRUMENT NUMBER 200604129.**

RAS Citron, LLC - Attorneys for Plaintiff  
Robert Flacco, Esq., ID No. 325024  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
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THE BANK OF NEW YORK MELLON TRUST  
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TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

**SHORT LEGAL DESCRIPTION**

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

BEING KNOWN AS: 301 E 6TH STREET BERWICK, PA 18603

BEING PARCEL NUMBER: 04A-09-066-00-000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: \_\_\_\_\_

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

RAS Citron, LLC - Attorneys for Plaintiff  
Robert Flacco, Esq., ID No. 325024  
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SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**SHORT LEGAL DESCRIPTION**

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

BEING KNOWN AS: 301 E 6TH STREET BERWICK, PA 18603

BEING PARCEL NUMBER: 04A-09-066-00-000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: \_\_\_\_\_

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

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

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-RS4  
Plaintiff

v.

JOSEPH M. BROWN  
Defendant(s)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020 - E.O. - 19

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4, Plaintiff in the above action, by the undersigned attorney, RAS CITRON, LLC sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at **301 E 6TH STREET BERWICK, PA 18603**.

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

JOSEPH M. BROWN  
301 E 6TH STREET, BERWICK, PA 18603

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

JOSEPH M. BROWN  
301 E 6TH STREET, BERWICK, PA 18603

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

NONE

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

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4  
ONE MORTGAGE WAY, MT. LAUREL, NJ 08054

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026, FLINT, MI 48501-2026

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

NONE

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 W MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COLUMBIA COUNTY DOMESTIC RELATIONS  
11 WEST MAIN STREET, BLOOMSBURG, PA 17815


COMMONWEALTH OF PA, DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE, P.O. BOX 281230, HARRISBURG, PA 17128-1230

TENANTS/OCCUPANTS  
301 E 6TH STREET BERWICK, PA 18603

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NONE

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

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

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Plaintiff

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Defendant(s)

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COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**CERTIFICATION**

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

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

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

By: 

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

RAS Citron, LLC - Attorneys for Plaintiff  
Robert Flacco, Esq., ID No. 325024  
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COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2020-CV-13

2020-ED-19

**LAST KNOWN MAILING ADDRESS**

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

JOSEPH M. BROWN  
301 E 6TH STREET  
BERWICK, PA 18603

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

By: \_\_\_\_\_

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

Document Receipt

Trans # 17659 Carrier / service: USPS Server First-Class Mail® 3/10/2020 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000171998  
Doc Ref #: 2020ED19  
Postage 5.6000

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	17656	Carrier / service:	USPS Server	First-Class Mail®	3/10/2020 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171967

Doc Ref #: 2020ED19

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17657	Carrier / service:	USPS Server	First-Class Mail®	3/10/2020 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000171974

Doc Ref #: 2020ED19

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17658	Carrier / service:	USPS Server	First-Class Mail®	3/10/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000171981

Doc Ref #: 2020ED19

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17658	Carrier / service:	USPS Server	First-Class Mail®	3/10/2020 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #: 71901140006000171981			
		Doc Ref #: 2020ED19			
		Postage 5.6000			
PHILADELPHIA PA 19106					

Document Receipt

Trans #	17660	Carrier / service:	USPS Server	First-Class Mail®	3/10/2020 12:00:00 AM
Ship to:					
MERS					
P.O. BOX 2026			Tracking #:	71901140006000172001	
			Doc Ref #:	2020ED19	
			Postage	5.6000	
FLINT	MI	48501			

Document Receipt

Trans #	17660	Carrier / service:	USPS Server	First-Class Mail®	3/10/2020 12:00:00 AM
Ship to:					
MERS					
P.O. BOX 2026			Tracking #:	71901140006000172001	
			Doc Ref #:	2020ED19	
			Postage	5.6000	
FLINT	MI	48501			

**RAS Citron, LLC**

PA Cost Advance Account

**Payee:** 202362 Columbia County Sheriff's Office

02/27/2020

9189

Requested By:		File No.	Date	Desc/Case No./Ln#/Defendant	Amount
*PA00327 C.Hjans		19-379278	02/27/2020	Sheriff Sale D/2020-CV-13/LN#****47069/BROWN, JOSEPH BROWN, J	\$1,350.00

Check Total \$1,350.00

**RAS Citron, LLC**

PA Cost Advance Account

**Payee:** 202362 Columbia County Sheriff's Office

02/27/2020

9189

Requested By:		File No.	Date	Desc/Case No./Ln#/Defendant	Amount
*PA00327 C.Hjans		19-379278	02/27/2020	Sheriff Sale D/2020-CV-13/LN#****47069/BROWN, JOSEPH BROWN, J	\$1,350.00

Check Total \$1,350.00



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

9189  
63-8413/2670

Date 02/27/2020

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

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

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.  
Miami, FL

AUTHORIZED SIGNATURE

Memo Sheriff Sale D/2020-CV-13/LN#\*\*\*47069/BROWN, JOSEPH BROWN, J

119189 1267084131 260179707