

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

US BANK NA

VS. DAVID BLASS, JR

NO. 30-2020 ED

NO. 1096-2018 JD

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

BID PRICE (INCLUDES COST) \$ 2263.75

POUNDAGE - 2% OF BID \$ 45.28

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2309.03

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Brad W. Kelly

TOTAL DUE: \$ 2309.03

LESS DEPOSIT: \$ 1354.60

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 959.03

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

U.S BANK NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S
J.P. MORGAN MORTGAGE ACQUISITION
CORP.

vs.

Defendant

DAVID BLASS, JR

Attorney for the Plaintiff:

ROMANO & GARUBO & ARGENTIERI
52 NEWTON AVENUE
WOODBURY, NJ 08096

Sheriff's Sale Date: Wednesday, September 9, 202

Writ of Execution No. : 2018CV1096

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,304.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs \$2,192.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$2,263.75

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

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 241010	Invoice Date: 10/12/2020 12:21:40 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL
ATTN: OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202007845	MADISON TOWNSHIP
	Grantor - BLASS, DAVID D -JR		10/12/20 12:21:45 PM	
	Grantee - U S BANK			
	Consideration - \$2,309.03			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8861 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member *
mromano@rgalegal.com

Emmanuel J. Argentieri, Member*
eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar
**Member of the NJ & NY Bar
***Member of NY, NJ, & CA Bar

52 Newton Avenue
P.O. Box 456
Woodbury, NJ 08096
Telephone: (856) 384-1515
Telefax: (856) 384-6371

Of Counsel:
Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**
mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

September 11, 2020

314-198

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

**Re: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust
v. David D. Blass, Jr.
Premises: 271 White Hall Road, Bloomsburg, PA 17815
Sale Date: September 9, 2020
Docket#: 2018-CV-1096**

Dear Sir/Madam:

Please be advised, our office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above referenced foreclosure action. Kindly prepare the sheriff's deed into **U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST**. Enclosed, please find, a copy of the Mortgage, Assignment, 2 original State Realty Transfer Tax affidavits. Also enclosed is our check in the amount of \$959.03 which represents the amount owed your office, on this account.

Should you have any questions, please do not hesitate to call me. Thank you for your assistance.

Sincerely,

/s/ Emmanuel J. Argentieri
Emmanuel J. Argentieri, Esquire
Romano, Garubo & Argentieri, LLC
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
Attorney for the Plaintiff

EJA/db
Enclosures

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member *
mromano@rgalegal.com

Emmanuel J. Argentieri, Member*
eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar
**Member of the NJ & NY Bar
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Telefax: (856) 384-6371

Of Counsel:
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agarubo@rgalegal.com

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esalan@rgalegal.com

Michael V. Baronio, Esquire**
mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

September 11, 2020

314-198

Sheriff of Columbia County
35 West Main Street
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v. David D. Blass, Jr.**
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Sale Date: September 9, 2020
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Sincerely,

/s/ Emmanuel J. Argentieri
Emmanuel J. Argentieri, Esquire
Romano, Garubo & Argentieri, LLC
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
Attorney for the Plaintiff

EJA/db
Enclosures

REV-183

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

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

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document 09/10/2020			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) U.S. Bank National Association... **	Telephone Number
Mailing Address 35 West Main Street		Mailing Address 15480 Laguna Canyon Road	
City Bloomsburg	State PA	ZIP Code 17815	City Irvine
			State CA
			ZIP Code 92618

SECTION II REAL ESTATE LOCATION

Street Address 271 White Hall Road		City, Township, Borough Madison Township	
County Columbia	School District Bloomsburg	Tax Parcel Number 21-03-006-02	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 2,263.75	2. Other Consideration + 0.00	3. Total Consideration = 2,263.75
4. County Assessed Value 33,724.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 160,526.24

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

1a. Amount of Exemption Claimed \$ 2,263.75	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

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

**as Legal Title Trustee for Truman 2016 SC6 Title Trust

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

Name Emmanuel J. Argentieri	Telephone Number (856) 384-1515
Mailing Address 52 Newton Avenue	City Woodbury
	State NJ
	ZIP Code 08096

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

Signature of Correspondent or Responsible Party 	Date 09/10/2020
--	--------------------

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



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: BLASS, DAVID

Date(s) Published: 8/19/2020, 8/26/2020, 9/2/2020

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1068

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, SEPTEMBER 09, 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 the 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. By virtue of a Writ of Execution issued by the Honorable Judge Napolitano Association of Legal Title for Truman 2016 SC60 Title Trust to case number 2016CV1068 ALL THAT CERTAIN PLACE parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania Bounded and described as follows: BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace thence by the land now or late of said Wallace South Forty-four (44) degrees two (2) minutes West, two hundred fifty (250) feet to a corner in line of other lands, now or late of Hall Ave. thence along the land now or late of Ave. North Fifty (50) degrees fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams, thence along land now or late of said Williams North Forty-four (44) degrees two (2) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway, thence along the centerline of said State Highway South Fifty (50) degrees fifteen (15) minutes East, three Hundred (300) feet to a point being the place of Beginning. FOX MAP OR PARCEL ID NO: 21-03-006-02 TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., a Single man, Recorded 07/14/03, in first instrument 200300477 Property being known as 271 White Hall Road, Bloomsburg, PA 17815 being Columbia County parcel number: 21-03-006-02 Improvements thereon consist of Single Family Dwelling Sealed and taken in execution as the property of: David D. Blass, Jr. PROPERTY ADDRESS: 271 WHITE HALL ROAD, BLOOMSBURG, PA 17815 UP/TAX PARCEL NUMBER: 21-03-006-02 Sealed and taken into execution to be sold as the property of DAVID BLASS, JR. in suit of U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 & TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (appearing 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 representative of the plaintiff.

Attorney for the Plaintiff:
ROMANO & GARBINO & ARGENTI
WOODBURY, NJ

TIMOTHY T. CHANDLER, Sheriff
COLUMBIA COUNTY, Pennsylvania

James T Micklow

Sworn and subscribed to before me
this 8 day of September 20 20.

Albert Lee Jensen
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
ALBERT LEE JENSEN, Notary Public
Columbia County
My Commission Expires June 5, 2024
Commission Number 1297927

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

SHERIFF'S SALE COST SHEET

2018 CV 1096
2020 - 30

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>463.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1304.00</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1554.00</u>

8-19

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>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2263.75

MILLVILLE AREA SCHOOL DISTRICT 2020 SCHOOL REAL ESTATE DATE 07/01/2020 BILL# 001143 TAXCOLLECTOR COPY

MADISON TOWNSHIP
 MAKE CHECKS PAYABLE TO:
 MADISON TWP TAX COLLECTOR
 2227 VALLEY ROAD
 BLOOMSBURG, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	33724	48.7700	1611.83	1644.72	1809.19
INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	33724	
FIRST INSTALLMENT	548.24	548.24		1611.83	1644.72
SECOND	548.24	603.06		IF PAID ON	IF PAID ON
THIRD INSTALLMENT	548.24	603.06		OR BEFORE	OR BEFORE
TAXABLE ASSESSMENT	33724			AUG 31	DEC 31
					DEC 31

M
 A BLASS DAVID D JR
 I PO BOX 124
 L PAXINOS PA 17860

T
 O

PROPERTY DESCRIPTION	ACCT.
PARCEL 21 03 00602000	3044
271 WHITE HALL RD	6165.00
20030-0477	27559.00
1.72 ACRES	

THIS TAX TURNED
 OVER TO COLLECTION
 01/01/2021

School Penalty @10%

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: **EMMANUEL J. ARGENTIERI, ESQUIRE**

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

FILED
CLERK OF COURT
2020 JUL 16 10:10 AM
CLERK OF COURT

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO PaR.C.P. 3129.2

STATE OF NEW JERSEY :
SS:
COUNTY OF GLOUCESTER :

I, Emmanuel J. Argentieri, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:

1. That true and correct copies of the Writ of Execution and Notice of Sale were served upon the Defendant, David D. Blass, Jr., in accordance with the Court Order dated October 7, 2019 by a Deputy from the Columbia County Sheriff's Office posting the mortgaged premises located at 271 White Hall Road, Bloomsburg, PA 17815, and by U.S. First Class Mail and Certified Mail, postage prepaid to the mortgaged premises on July 16, 2020.

True and correct copies of the Court Order, the Sheriff's Return of Posting and the Postal Service Proof of Mailing (Form 3877) is attached hereto and made a part hereof, collectively, as Exhibit "A".

2. That true and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders and other applicable notices with reference to the scheduled Sheriff's Sale, were sent to the following parties of interest on August 6, 2020, via U.S. First Class Mail, postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "B":

David D. Blass, Jr. 271 White Hall Road Bloomsburg, PA 17815	Madison Township 136 Morehead Avenue - P.O. Box 620 Millville, PA 17846
Columbia County Probation 35 West Main Street Bloomsburg, PA 17815	Columbia County Domestic Relations 11 West Main Street, 2 nd Floor Bloomsburg, PA 17815
Millville Area School District c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815	Tenant/Occupant 271 White Hall Road Bloomsburg, PA 17815
Madison Township Tax Collector c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815	Commonwealth of PA Department of Revenue Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509
Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Internal Revenue Service Federal Estate Tax Special Procure Branch 201 W. Rivercenter Blvd. Covington, KY 41011
Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815	Department of Public Welfare Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105
Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815	Pennsylvania Department of Revenue, Bureau of Compliance Attn: Sheriff's Sales P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Building Harrisburg, PA 17105	Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105

PA Department of Revenue- Office of Chief Counsel c/o Sherrie J. Caudill, Analyst PO Box 281061 Harrisburg PA 17128-1061	Commonwealth of PA Department of Revenue P.O. Box 280948 – Lien Section Harrisburg, PA 17128
Commonwealth of PA Department of Revenue P.O. Box 280946 – Lien Section Harrisburg, PA 17128	

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


Emmanuel J. Argenti, Esquire
Attorney for Plaintiff

Sworn to and subscribed to
before me this 17th day of
August 20, 2020


NOTARY PUBLIC

Deborah A. Buchanan
State of New Jersey
My Commission Expires August 3, 2021
Commission Number 2411042

EXHIBIT “A”

IN THE COURT OF COMMON PLEAS OF COLUMBIA

J.P. Morgan Mortgage Acquisition Corp.

Plaintiff,

Vs.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

:
:
:
:
: No.: 2018-CV-1096
:
: CIVIL ACTION
: MORTGAGE FORECLOSURE
:
:
:
:
:

ORDER

AND NOW, TO WIT, this 7th day of October, 2019, pursuant to Plaintiff's Motion for Alternate Service, it is hereby ordered and directed that pursuant to Pa.R.C.P. 430, Plaintiff may serve the Complaint in Mortgage Foreclosure and all subsequent pleadings including the Notice of Sheriff's Sale of Real Property on David D. Blass, Jr. by regular and certified mail to the mortgaged premises: 271 White Hall Road, Bloomsburg, PA 17815. *In addition, the complaint shall be served by publication per Pa. RCP 430 (b)(1).*
It is further ordered and directed that Plaintiff post and tack the Complaint in Mortgage Foreclosure and all subsequent pleadings including the Notice of Sheriff's Sale of Real Property to the property located at 271 White Hall Road, Bloomsburg, PA 17815, and file an Affidavit of Service with the Prothonotary regarding said posting.

BY THE COURT,

Mag. E. Ruston
J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 271 WHITE HALL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-7-20

Time: 10:52

Deputy: 3

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2018CV1096

271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION



Maria Galati

☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail

☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

19414 7266 9904 2141 2818
24

David D Blass, Jr
271 White Hall Road
Bloomburg, PA 17815

[illegible]

9414 7266 9904 2141 2818 24

SENDER'S RECORD

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
---	--

2

Postmaster, Per (Name of receiving employee)

Complete in Ink

PS Form 3877, April 2015 (Page 1 of 2)

SN 7530-02-000-9098

314-198/ Blass Writ/NOS Svs per MAS CO

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Firmly Making Your For Accountable Mail

\$ 02.80

Affix Stamp Here
*(If issued as an international
certificate of mailing or for
additional copies of this receipt).*
Postmark with Date of Receipt

Mailed From 08096

07/16/2020

032A 0061835530

[illegible]

WOODBURY JUN 26 1968

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2141 2818 24

Certified Mail Fee	\$ 3.55
Return Receipt (Hardcopy)	\$ 2.85
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 1.80
Total Postage and Fees	\$ 8.20

Postmark
Here

Sent to: David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815

Reference Information

Maria Galati
Writ-NOS Service per MAS CO 314-198

EXHIBIT “B”



Name and Address of Sender

Romano, Garubo & Argentieri
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Maria Galati

USPS Tracking/Article Number

19414 7266 9904 2141 2750
69

2.

David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815

39414 7266 9904 2141 2750
52

Internal Revenue Service
Federal Estate Tax Special Procedure Branch
201 W. Rivercenter Blvd.
Covington, KY 41011

4.

Internal Revenue Service
Federal Estate Tax Special Procedure Branch
201 W. Rivercenter Blvd.
Covington, KY 41011

5.

Tenant/Occupant
271 White Hall Road
Bloomsburg, PA 17815

6.

PA Department of Revenue - Office of Chief Counsel
c/o Sherrie J. Caudill, Analyst
PO Box 281061
Harrisburg PA 17128-1061

7.

Commonwealth of PA Department of Revenue
P.O. Box 280948 - Lien Section
Harrisburg, PA 17128

8.

Commonwealth of PA Department of Revenue
P.O. Box 280946 - Lien Section
Harrisburg, PA 17128

Total Number of Pieces Listed by Sender
8

Postmaster (Name of receiving employee)

PS Form 3877, April 2015 (Page 1 of 2)

PSN 7530-02-000-9098

Complete in Ink

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
- ☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Affix Stamp Here
(If issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

Firm Mailbox For Accountable Mail

\$ 11.20

Mailed From 08096

08/06/2020

032A 0061835530

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
50¢		Handling Charge - if Registered and over \$50,000 in value										
50¢						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
50¢												
50¢												
50¢												
50¢												
50¢												
50¢												

MG

NOS/LH letters 314-198 Blass - 1

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy-policy.



UNITED STATES
POSTAL SERVICE®

Name and Address of Sender

Romano, Garubo & Argenti
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096

Attn: Maria Galati

USPS Tracking/Article Number

1.

Madison Township Tax Collector
c/o Connie Crawford
2227 Valley Road
Bloomsburg, PA 17815

2.

Millville Area School District
c/o Connie Crawford
2227 Valley Road
Bloomsburg, PA 17815

3.

Suez Water Corporate Headquarters
461 From Road
Paramus, NJ 07652

4.

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

5.

Columbia County Treasurer
P.O. Box 380
Bloomsburg, PA 17815

6.

Columbia County Domestic Relations
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

7.

Commonwealth of Pennsylvania
Department of Welfare
333 Health and Welfare Building
Harrisburg, PA 17105

8.

Pennsylvania Department of Revenue, Bureau of Compliance
Attn: Sheriff's Sales
P.O. Box 281230
Harrisburg, PA 17105-1230

Total Number of Pieces
Listed by Sender

8

Total Number of Pieces
Received at Post Office

8

Postmaster, Per (Name of receiving employee)

PS Form 3877, April 2015 (Page 1 of 2)

PSN 7530-02-000-9098

Firm Mailage Book For Accountable Mail

US POSTAGE

\$ 11.20



Affix Stamp Here

(If issued as an international
certificate of mailing or for
additional copies of this receipt).
Postmark with Date of Receipt.

Mailed From 08096

08/06/2020

032A 0061835530

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender If COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
8.		Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
8.												
8.												
8.												
8.												
8.												
8.												
8.												

MG

NOS/LH letters 314-198 Blass - 2

Complete to Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Name and Address of Sender

Romano, Garubo & Argentieri
52 Newton Avenue
PO Box 456
Woodbury, NJ 08096
Attn: Maria Galati

USPS Tracking/Article Number

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail

Addressee (Name, Street, City, State, & ZIP Code™)

Commonwealth of PA Bureau of Individual Tax
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17105

Commonwealth of PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280509
Harrisburg, PA 17128-0509

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

Madison Township
1336 Morehead Avenue - P.O. Box 620
Millville, PA 17846

Columbia County Probation
35 West Main Street
Bloomsburg, PA 17815

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
--	---

5
PS Form 3877, April 2015 (Page 1 of 2)

Postmaster: Please advise of receiving this invoice.

~~Complete in Ink~~

MG

NOS/LH letters 314-198 Blass - 3

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Firm
Multiplier Book For Accountable Mail

32015451

0709

Affix Stamp Here
*(if issued as an international
certificate of mailing or for
additional copies of this receipt).*
Postmark with Date of Receipt.

Mailed From 08096

08/06/2020

032A 0061835530

[illegible]

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2141 2750 52

Certified Mail Fee \$ 3.55
Return Receipt (Hardcopy) \$ 2.85
Return Receipt (Electronic) \$ 0.00
Certified Mail Restricted Delivery \$ 0.00
Postage \$ 4.65
Total Postage and Fees \$ 7.05

Postmark
Here

Sent to: Internal Revenue Service
Federal Estate Tax Special Procure Branch
201 W. Rivercenter Blvd.
Covington, KY 41011

Reference Information

Maria Galati
314-198 Blass NOS-LH Letters

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2141 2750 69

Certified Mail Fee \$ 3.55
Return Receipt (Hardcopy) \$ 2.85
Return Receipt (Electronic) \$ 0.00
Certified Mail Restricted Delivery \$ 0.00
Postage \$ 4.65
Total Postage and Fees \$ 7.05

Postmark
Here

Sent to: David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815

Reference Information

Maria Galati
314-198 Blass NOS-LH Letters

314-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.


By: Emmanuel J. Argentieri, Esq.
ROMANO GARUBO & ARGENTIERI

Dated: August 11, 2020

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
DAVID BLASS, JR

Case Number
2018CV1096

SHERIFF'S RETURN OF SERVICE

08/07/2020 10:52 AM - DEPUTY SCOTT MAYERNICK, 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 271 WHITE HALL ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 10, 2020

NOTARY

Affirmed and subscribed to before me this

10TH day of AUGUST, 2020

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


Plaintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

(c) CountySuite Sheriff, Teleosoft, Inc.

Id

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/09/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	271 WHITE HALL ROAD BLOOMSBURG, PA 17815
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	8-7-20
Time:	10:52
Deputy:	3
Mileage:	

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2018CV1096

271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

314-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

FILED
PROTHONOTARY

2020 AUG 10 A 9:42

CLERK OF COURT
COUNTY OF COLUMBIA

U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:
271 White Hall Road
Bloomsburg, PA 17815

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2018-CV-1096

CIVIL ACTION

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 271 White Hall Road, Bloomsburg, PA 17815.

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

David D. Blass, Jr.

271 White Hall Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

David D. Blass, Jr.

271 White Hall Road, Bloomsburg, PA 17815

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107
--	--

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107
--	--

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Millville Area School District	c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815
Madison Township Tax Collector	c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815
Madison Township	136 Morehead Avenue - P.O. Box 620 Millville, PA 17846
Columbia County Tax Claim Office	11 West Main Street Bloomsburg, PA 17815
Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815
Columbia County Domestic Relations	11 West Main Street, 2 nd Floor Bloomsburg, PA 17815
Columbia County Probation	35 West Main Street

	Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105
Internal Revenue Service Federal Estate Tax -Special Proceure Branch	201 W. Rivercenter Blvd. Covington, KY 41011
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes P.O. Box 280509, Harrisburg, PA 17128-0509
PA Department of Revenue- Office of Chief Counsel c/o Sherrie J. Caudill, Analyst	PO Box 281061 Harrisburg PA 17128-1061
Commonwealth of PA Department of Revenue	P.O. Box 280946 – Lien Section Harrisburg, PA 17128
Commonwealth of PA Department of Revenue	P.O. Box 280948 – Lien Section Harrisburg, PA 17128

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

Name Address (if address cannot be reasonably
ascertained, please so indicate)

Tenant/Occupant	271 White Hall Road, Bloomsburg, PA 17815
-----------------	---

ONLY THOSE LISTED ABOVE.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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: August 6, 2020

By:

ROMANO, GARUBO & ARGENTIERI

Emmanuel J. Argentero, Esquire
Attorney for Plaintiff

314-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

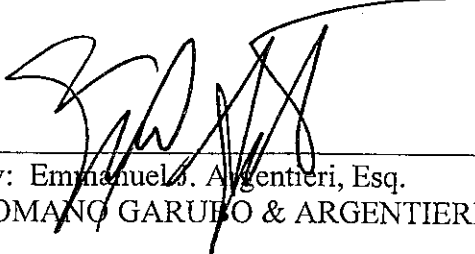
NO. 2018-CV-1096

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.


By: Emmanuel J. Argentieri, Esq.
ROMANO GARUBO & ARGENTIERI

Dated: August 6, 2020

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1096

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, SEPTEMBER 09, 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.

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title for Truman 2016 SC6 Title Trust To case number 2018-CV-1096

ALL THAT CERTAIN Piece, parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace; thence by the land now or late of said Wallace, South Forty-four (44) degrees Two (02) minutes West, Two-Hundred Fifty (250) feet to a corner in line of other lands now or late of Hall Axe; thence along the land now or late of Axe, North Fifty (50) degrees Fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams; thence along land now or late of said Williams, North Forty-four (44) degrees Two (02) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway; thence along the centerline of said State Highway, South Fifty (50) degrees Fifteen (15) minutes East, three Hundred (300) feet to a point, being the place of Beginning.

TAX MAP OR PARCEL ID NO.: 21-03-006-02

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., a Single man, Recorded 01/14/03, In Instrument #200300477 Property being known as: 271 White Hall Road, Bloomsburg, PA 17815

Being Columbia County parcel number : 21-03-006-02

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: David D. Blass, Jr.

PROPERTY ADDRESS: 271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 21-03-006-02

Seized and taken into execution to be sold as the property of DAVID BLASS, JR in suit of U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 S.

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:
ROMANO & GARUBO & ARGENTIERI
WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans #	17807	Carrier / service:	USPS Server	First-Class Mail®	7/22/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

Mr. Davis Blass Jr

Blass, David

32 Spruce Drive

Tracking #: 71901140006000173268

Doc Ref #: 2020ED30

Postage 5.6000

Maple Crest NY 12454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAVID BLASS, JR
Primary Address: 271 WHITEHALL ROAD
BLOOMSBURG, PA 17815

Phone: 570-490-2105 DOB:

Alternate Address: 32 Spruce Dr
Maple Crest NY 12454

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: unable to locate

Relation:

Date: 7/20/20 Time: 14:00

Deputy: 8 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:	7/15/20	7/15/20	7/17/20			
Time:						
Mileage:						
Deputy:	8	8	8			

Service Attempt Notes:

- House empty
- S-Net NY
- In NY, 35 Spruce Dr Maple Crest NY
-
-
-

BLASS JR, DAVID

2018CV1096

271 WHITEHALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

314-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-ED-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS: David D. Blass, Jr.
PROPERTY: 271 White Hall Road
Bloomsburg, PA 17815
IMPROVEMENTS: Single Family Dwelling
TAX PARCEL NO.: 21-03-006-02

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on Sept. 9, 2020 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

Connie Crawford
Madison Twp/Millville Boro Tax Collector
2227 Valley Road
Bloomsburg PA 17815-6551
570-437-2153
ccrawford2227@hotmail.com

July 17, 2020

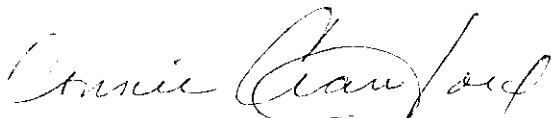
Columbia County Courthouse
Attn: Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

Enclosed, please find a copy of SchoolTax Bill #001143 for David Blass.
This is the only one open for the year 2020.

The County/Twp Tax was paid by CoreLogic Mortgage Co. and they did request of
The School Tax Bill. If they paid it before the sale time of Sept 9th, I will let you
know.

If you have any questions, please call or email me.

Regards,

A handwritten signature in cursive script that reads "Connie Crawford".

Connie Crawford, TC
Enclosures

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MILLVILLE SCHOOL DISTRICT

Primary Address: C/O CONNIE CRAWFORD
2227 VALLEY ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/17/20 **Time:** 10:30

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MILLVILLE SCHOOL DISTR

2018CV1096

C/O CONNIE CRAWFORD, 2227 VALLEY ROAD, BLOOMS NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie Crawford
Primary Address: 2227 Valley Road
Bloomsburg, PA 17815

Phone: 570-437-2153 DOB:

Alternate
Address:

Phone:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date: 7/16/20 Time: 10:50

Deputy: 8 Mileage:

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CRAWFORD, CONNIE

2018CV1096

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

House Empty... Still

Serve To:

Final Service:

Name: OCCUPANT

Served: Personally · Adult In Charge Posted · Other

Primary Address: 271 WHITE HALL ROAD
BLOOMSBURG, PA 17815

Adult In Charge:

Phone:

DOB:

Relation:

Alternate Address:

Date: 7/15/20 **Time:** 11:50a

Phone:

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2018CV1096

271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MADISON TOWNSHIP

Primary Address: P.O. BOX 620
136 MOREHEAD AVENUE
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Beverly Lutcavage

Relation: Clerk

Date: 7/15/20 Time: 12:15

Deputy: 8 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

MADISON TOWNSHIP

2018CV1096

P.O. BOX 620, 136 MOREHEAD AVENUE, MILLVILLE, PA · NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/14/2020

Fee: \$5.00

Cert. NO: 37966

BLASS DAVID D JR
PO BOX 124
PAXINOS PA 17860 0124

District: MADISON TWP
Deed: 20030 -0477
Location: 271 WHITE HALL RD
Parcel Id:21 -03 -006-02,000

Assessment: 33,724
Balances as of 07/14/2020

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

By: Sheriff's office

Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380

BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

~~2018CV1096~~ LUCIA LEWIS

Relation:

Clerk

Date:

7/14/20

Time:

1505

Deputy:

4

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY ADUL

2018CV1096

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY TREASURERS OFFICE

Primary Address: 11 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STEPH HATKO

Relation: CLERK

Date: 7/14/20 **Time:** 1453

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TREA

2018CV1096

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET

2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHELLEY FEITNER

Relation: CLERK

Date: 7/14/20 **Time:** 1458

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1096 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 30

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STEPH YUTKO

Relation: Clerk

Date: 7/14/20 Time: 1455

Deputy: 4 Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1096

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRAECIPE FOR WRIT OF EXECUTION – MORTGAGE FORECLOSURE

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-ED-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY OF COLUMBIA COUNTY:

Kindly issue a writ of execution in the above matter:

Amount due

\$144,631.72

Costs

\$ _____

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By: _____

**Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff**

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-ED-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

Amount due	\$144,631.72
Costs	\$_____

(SEAL)

Date: 6/20/2020

Barbara D. Jurek
Prothonotary Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024
By Stephen J. Trap
Deputy

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

LEGAL DESCRIPTION

ALL THAT CERTAIN Piece, parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace; thence by the land now or late of said Wallace, South Forty-four (44) degrees Two (02) minutes West, Two-Hundred Fifty (250) feet to a corner in line of other lands now or late of Hall Axe; thence along the land now or late of Axe, North Fifty (50) degrees Fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams; thence along land now or late of said Williams, North Forty-four (44) degrees Two (02) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway; thence along the centerline of said State Highway, South Fifty (50) degrees Fifteen (15) minutes East, three Hundred (300) feet to a point, being the place of Beginning.

TAX MAP OR PARCEL ID NO.: 21-03-006-02

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., A Single man, Recorded 01/14/03, In Instrument #200300477.

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2018-CV-1096

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

vs. Defendant: David D. Blass, Jr.

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: 21-03-006-02

Property being known as: 271 White Hall Road, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2018-CV-1096

ALL THAT CERTAIN Piece, parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace; thence by the land now or late of said Wallace, South Forty-four (44) degrees Two (02) minutes West, Two-Hundred Fifty (250) feet to a corner in line of other lands now or late of Hall Axe; thence along the land now or late of Axe, North Fifty (50) degrees Fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams; thence along land now or late of said Williams, North Forty-four (44) degrees Two (02) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway; thence along the centerline of said State Highway, South Fifty (50) degrees Fifteen (15) minutes East, three Hundred (300) feet to a point, being the place of Beginning.

TAX MAP OR PARCEL ID NO.: 21-03-006-02

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., a Single man, Recorded 01/14/03, In Instrument #200300477

Property being known as: 271 White Hall Road, Bloomsburg, PA 17815

Being Columbia County parcel number : 21-03-006-02

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: David D. Blass, Jr.

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020-ED-30

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108**

(800) 692-7375

**North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020-ED-30
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 271 White Hall Road, Bloomsburg, PA 17815.

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

David D. Blass, Jr.

271 White Hall Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

David D. Blass, Jr.	271 White Hall Road, Bloomsburg, PA 17815
---------------------	---

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

Name Address (if address cannot be reasonably ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107
---	--

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

Name Address (if address cannot be reasonably ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107
---	--

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

Name Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name Address (if address cannot be reasonably ascertained, please so indicate)

Millville Area School District	c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815
Madison Township Tax Collector	c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815
Madison Township	136 Morehead Avenue - P.O. Box 620 Millville, PA 17846
Columbia County Tax Claim Office	11 West Main Street Bloomsburg, PA 17815

Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815
Columbia County Domestic Relations	11 West Main Street, 2 nd Floor Bloomsburg, PA 17815
Columbia County Probation	35 West Main Street Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105
Internal Revenue Service Federal Estate Tax Special Procure Branch	201 W. Rivercenter Blvd. Covington, KY 41011
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes P.O. Box 280509, Harrisburg, PA 17128-0509

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:

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Tenant/Occupant	271 White Hall Road, Bloomsburg, PA 17815
-----------------	---

ONLY THOSE LISTED ABOVE.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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.

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By:


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-EP-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS: David D. Blass, Jr.
PROPERTY: 271 White Hall Road
Bloomsburg, PA 17815
IMPROVEMENTS: Single Family Dwelling
TAX PARCEL NO.: 21-03-006-02

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on _____ at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By: _____


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020-ED-30
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815

The real estate located at 271 White Hall Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,631.72 plus fees, costs and other charges obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Emmanuel J. Argentieri, Esquire, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096-1539. To find out how much you must pay, you may call (856) 384-1515.

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.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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 the Sheriff's Office at 570-389-5622 or Emmanuel J. Argentieri, Esquire at (856) 384-1515.

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 the Sheriff's Office at 570-389-5622 or Emmanuel J. Argentieri, Esquire at (856) 384-1515.

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 a 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 on the 30th day 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 of the preparation of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375**

**North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-ED-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

ACT 91 CERTIFICATION

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to David D. Blass, Jr., by letter dated May 10, 2018, via U.S. First Class Mail and Certified Mail, postage prepaid.

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By: _____


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

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

U.S. Nat.
Bank Assoc Vs. David D. Blass Jr.

No. 30 of 2020 E.D. and No. 1096 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Aug. 19th 2020

2nd Week Aug. 26th 2020

3rd Week Sept. 2nd 2020

SALE DATE: Sept. 9th 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of 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

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: July 13 2020

Re: Sheriff's Sale Advertising Dates

US National
Assoc. Vs. David Blass Jr

No. 30 of 2020 E.D. and No. 1096 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Aug 19th

2nd Week Aug 26th

3rd Week Sept. 2nd

SALE DATE: Sept. 9th 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016
S (et al.)
vs.
BLASS JR, DAVID

Case Number
2018CV1096

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 271 WHITE HALL ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2018CV1096

271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

314-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020 ED-30
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust,
Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for
Writ of Execution was filed, the following information concerning the real property located at
271 White Hall Road, Bloomsburg, PA 17815.

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

David D. Blass, Jr.

271 White Hall Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

David D. Blass, Jr.

271 White Hall Road, Bloomsburg, PA 17815 ✓

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust

60 Livingston Avenue, EP-MN-WS3D
St. Paul, MN 55107

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust

60 Livingston Avenue, EP-MN-WS3D
St. Paul, MN 55107

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Millville Area School District

c/o Connie Crawford
2227 Valley Road
Bloomsburg, PA 17815 ✓

Madison Township Tax Collector

c/o Connie Crawford
2227 Valley Road
Bloomsburg, PA 17815 ✓

Madison Township

136 Morehead Avenue - P.O. Box 620
Millville, PA 17846 ✓

Columbia County Tax Claim Office

11 West Main Street
Bloomsburg, PA 17815 ✓

Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815
Columbia County Domestic Relations	11 West Main Street, 2 nd Floor Bloomsburg, PA 17815
Columbia County Probation	35 West Main Street Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program P.O. Box 8486 - Willow Oak Building Harrisburg, PA 17105
Internal Revenue Service Federal Estate Tax Special Procurement Branch	201 W. Rivercenter Blvd. Covington, KY 41011
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes P.O. Box 280509, Harrisburg, PA 17128-0509

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:

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Tenant/Occupant	271 White Hall Road, Bloomsburg, PA 17815
-----------------	---

ONLY THOSE LISTED ABOVE.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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.

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By: _____

Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020-ED-30

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91 CERTIFICATION

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to David D. Blass, Jr., by letter dated May 10, 2018, via U.S. First Class Mail and Certified Mail, postage prepaid.

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By: _____


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

314-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-ED-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS: David D. Blass, Jr.
PROPERTY: 271 White Hall Road
Bloomsburg, PA 17815
IMPROVEMENTS: Single Family Dwelling
TAX PARCEL NO.: 21-03-006-02

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on Sept. 9, 2020 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: June 23, 2020

By: _____


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

**Property address:
271 White Hall Road
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

**2020-ED-30
CIVIL ACTION**

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

Amount due

\$144,631.72

Costs

\$ _____

(SEAL)

Date: 6/26/2020

Barbara W. Shurtz
Prothonotary Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024
By [Signature]
Deputy

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

LEGAL DESCRIPTION

ALL THAT CERTAIN Piece, parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace; thence by the land now or late of said Wallace, South Forty-four (44) degrees Two (02) minutes West, Two-Hundred Fifty (250) feet to a corner in line of other lands now or late of Hall Axe; thence along the land now or late of Axe, North Fifty (50) degrees Fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams; thence along land now or late of said Williams, North Forty-four (44) degrees Two (02) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway; thence along the centerline of said State Highway, South Fifty (50) degrees Fifteen (15) minutes East, three Hundred (300) feet to a point, being the place of Beginning.

TAX MAP OR PARCEL ID NO.: 21-03-006-02

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., A Single man, Recorded 01/14/03, In Instrument #200300477.

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2018-CV-1096

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

vs. Defendant: David D. Blass, Jr.

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: 21-03-006-02

Property being known as: 271 White Hall Road, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2018-CV-1096

ALL THAT CERTAIN Piece, parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace; thence by the land now or late of said Wallace, South Forty-four (44) degrees Two (02) minutes West, Two-Hundred Fifty (250) feet to a corner in line of other lands now or late of Hall Axe; thence along the land now or late of Axe, North Fifty (50) degrees Fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams; thence along land now or late of said Williams, North Forty-four (44) degrees Two (02) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway; thence along the centerline of said State Highway, South Fifty (50) degrees Fifteen (15) minutes East, three Hundred (300) feet to a point, being the place of Beginning.

TAX MAP OR PARCEL ID NO.: 21-03-006-02

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., a Single man, Recorded 01/14/03, In Instrument #200300477

Property being known as: 271 White Hall Road, Bloomsburg, PA 17815

Being Columbia County parcel number : 21-03-006-02

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: David D. Blass, Jr.

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020-ED-30

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Harrisburg, PA 17108**

314-RushTrucapPA-198

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:

271 White Hall Road

Bloomsburg, PA 17815

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO. 2018-CV-1096

2020-ED-30

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815

The real estate located at 271 White Hall Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept. 9, 2020 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,631.72 plus fees, costs and other charges obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Emmanuel J. Argentieri, Esquire, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096-1539. To find out how much you must pay, you may call (856) 384-1515.

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.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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 the Sheriff's Office at 570-389-5622 or Emmanuel J. Argentieri, Esquire at (856) 384-1515.

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 the Sheriff's Office at 570-389-5622 or Emmanuel J. Argentieri, Esquire at (856) 384-1515.

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 a 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 on the 30th day 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 of the preparation of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375**

**North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

21-03-006-02

Madison Twp.

REAL ESTATE OUTLINE

ED # 2020 ED 30

DATE RECEIVED 6-26-2020
DOCKET AND INDEX 2018 CV 1096

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>13522</u>

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

SALE DATE Sept. 9 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>8-19</u>
2 ND WEEK	<u>8-26</u>
3 RD WEEK	<u>9-2</u>

To the Sheriff

Please schedule the sale for the property located at 271 White Hall Road, Bloomsburg, PA 17815, and notify me of the sale date. My email is mgalati@rgalegal.com . Enclosed is our check in the amount of \$1,350.00 made payable to the Sheriff of Columbia County for your costs for the sale and two (2) self-addressed, prepaid envelopes for returns of service.

Please **SERVE** the Defendant in accordance with the Court Order dated 10/7/19 by posting the mortgaged premises located at:

***David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815***

Please **POST** the property with the Handbill of Sale:

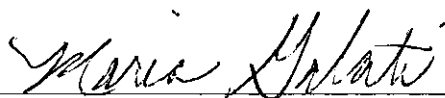
***271 White Hall Road
Bloomsburg, PA 17815***

Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 127, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By: 
Maria Galati. Legal Assistant

/mg
encls.

To the Sheriff

Please schedule the sale for the property located at 271 White Hall Road, Bloomsburg, PA 17815, and notify me of the sale date. My email is mgalati@rgalegal.com . Enclosed is our check in the amount of \$1,350.00 made payable to the Sheriff of Columbia County for your costs for the sale and two (2) self-addressed, prepaid envelopes for returns of service.

Please **SERVE** the Defendant in accordance with the Court Order dated 10/7/19 by posting the mortgaged premises located at:

***David D. Blass, Jr.
271 White Hall Road
Bloomsburg, PA 17815***

Please **POST** the property with the Handbill of Sale:

***271 White Hall Road
Bloomsburg, PA 17815***

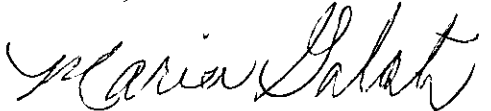
Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 127, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:



Maria Galati. Legal Assistant

/mg
encls.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member *
mromano@rgalegal.com

Angelo G. Garubo, Of Counsel **
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Emmanuel J. Argentieri, Member*
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52 Newton Avenue
P.O. Box 456
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*Member of the NJ & PA Bar
**Member of the NJ & NY Bar

File No. 314-TrucapPA-198

June 23, 2020

Prothonotary of Columbia County
Bloomsburg Courthouse
35 West Main Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Bloomsburg Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: **U.S. National Bank Association, etc vs. David D. Blass, Jr.**
Case No. 2018-CV-1096

Dear Sir/Madam:

Enclosed is an original and 8 duplicate copies of the following documents in connection with the mortgage foreclosure of the above-referenced property, along with a Certificate of Compliance:

1. Writ of Execution
2. Property Description
3. Notice of Sheriff Sale of Real Estate and Owner's Rights
4. Writ of Execution Notice and Legal Description
5. Affidavit Pursuant to Rule 3129.1
6. Long Form Handbill
7. Long Legal Description
8. ACT 91 Certification

And one copy of these documents:

9. Affidavit of Last Known Address
10. Affidavit of Non-Military Service
11. Waiver of Watchman
12. Court Order dated 10/7/19 re: Service by Posting

Please file the original and return one (1) timestamped copy back to me in the self addressed envelope provided and forward the additional copies and a copy of this letter to the Sheriff to schedule the sale and for service. I enclose a check in the amount of \$25.00 for the filing fee.

TO: SHERIFF, COLUMBIA COUNTY, PA

SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: U.S. Bank National Association, etc. vs. David D. Blass, Jr

Plaintiff

Defendant

No. 2018-CV-1096

WAIVER OF WATCHMAN

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

ROMANO, GARUBO & ARGENTIERI



Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

6/23/20
DATE

IN THE COURT OF COMMON PLEAS OF COLUMBIA

J.P. Morgan Mortgage Acquisition Corp.

Plaintiff,

Vs.

David D. Blass, Jr.

Defendant.

Property address:
271 White Hall Road
Bloomsburg, PA 17815

:
:
:
:
: No.: 2018-CV-1096
:
: CIVIL ACTION
: MORTGAGE FORECLOSURE
:
:
:
:
:

ORDER

AND NOW, TO WIT, this 7th day of October, 2019, pursuant to Plaintiff's

Motion for Alternate Service, it is hereby ordered and directed that pursuant to Pa.R.C.P. 430, Plaintiff may serve the Complaint in Mortgage Foreclosure and all subsequent pleadings including the Notice of Sheriff's Sale of Real Property on David D. Blass, Jr. by regular and certified mail to the mortgaged premises: 271 White Hall Road, Bloomsburg, PA 17815. In addition, the complaint shall be served by publication per Pa. RCP 430 (b)1.

It is further ordered and directed that Plaintiff post and tack the Complaint in Mortgage Foreclosure and all subsequent pleadings including the Notice of Sheriff's Sale of Real Property to the property located at 271 White Hall Road, Bloomsburg, PA 17815, and file an Affidavit of Service with the Prothonotary regarding said posting.

BY THE COURT,

/s/ Mary E. Necton
J.

-RushTrucapPA-198
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

David D. Blass, Jr.

Defendant.

Property address:
271 White Hall Road
Bloomsburg, PA 17815

COURT OF COMMON PLEAS
COLUMBIA COUNTY

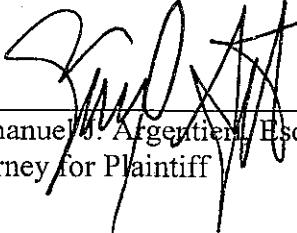
NO. 2018-CV-1096

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendants, David D. Blass, Jr. 271 White Hall Road, Bloomsburg, PA 17815.


Emmanuel J. Argentieri, Esquire
Attorney for Plaintiff

Sworn to and subscribed to
before me this 27th day
of June, 2020


NOTARY PUBLIC

Deborah A. Buchanan
State of New Jersey
My Commission Expires August 3, 2021
Commission Number 2411042

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000173107

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
1150 FIRST AVENUE
SUITE 1001
KING OF PRUSSIA PA 19406

Document Receipt

Trans #	17793	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000173121

P.O. BOX 8486

Doc Ref #: 2020ED30

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17793	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000173121

P.O. BOX 8486

Doc Ref #: 2020ED30

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17790 Carrier / service: USPS Server First-Class Mail® 7/14/2020 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 Tracking #: 71901140006000173091

Doc Ref #: 2020ED30

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17792	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
Ship to:					
IRS		FEDERAL ESTATE TAX SPEICAL BRANCH			
201 W. RIVERCENTER BLVD		Tracking #:	71901140006000173114		
		Doc Ref #:	2020ED30		
		Postage	5.6000		
COVINGTON	KY 41011				

Document Receipt

Trans #	17792	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
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Ship to:

IRS

FEDERAL ESTATE TAX
SPEICAL BRANCH

201 W. RIVERCENTER BLVD

Tracking #: 71901140006000173114

Doc Ref #: 2020ED30

Postage 5.6000

COVINGTON KY 41011

Document Receipt

Trans #	17792	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
Ship to:					
IRS		FEDERAL ESTATE TAX SPECIAL BRANCH			
201 W. RIVERCENTER BLVD		Tracking #:		71901140006000173114	
		Doc Ref #:		2020ED30	
		Postage		5.6000	
COVINGTON KY 41011					

Document Receipt

Trans #	17788	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
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Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

Tracking #: 71901140006000173077

SUITE # 204

Doc Ref #: 2020ED30

PHILADELPHIA PA 19107

Postage 5.6000

Document Receipt

Trans #	17789	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000173084

Doc Ref #: 2020ED30

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

Trans #	17787	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:	71901140006000173060		
		Doc Ref #:	2020ED30		
		Postage	5.6000		
HARRISBURG	PA	17128			

Security features are included. Details on back.



Romano Garubo & Argenterieri
Counselors at Law, LLC
Attorney Business Account 52 Newton Ave
Woodbury, NJ 08096

Parke Bank
601 Delsea Drive
Sewell, NJ 08080
65-781/312

13522

1/7/2020

Pay to the
Order of Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100*****
\$ **1,350.00

Columbia County Sheriff

DeLara

File No. 314-TrucapA-198 - Blass

⑈013522⑈ ⑆031207814⑆ 9000383740⑈

[Signature]

MP