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 | R 9, 2020 AT 9:00 AM |
| BID PRICE (INCLUDES COST) | \$ 2263.75 \$ 45.28 |
| POUNDAGE – 2% OF BID | s <u>45.28</u> |
| TRANSFER TAX – 2% OF FAIR MKT | \$ |
| MISC. COSTS | \$ |
| TOTAL AMOUNT NEEDED TO PURCH. | ase \$ <u>\(\partial 309,03</u> |
| PURCHASER(S): | |
| ADDRESS: NAMES(S) ON DEED: | |
| PURCHASER(S) SIGNATURE(S): | Bos W. Jkelly |
| TOTAL DUE: | \$ 2309,03 |
| LESS DEPOSIT: | \$ 7309,03 \$ 1354,60 |
| DOWN PAYMENT: | \$ |
| TOTAL DUE IN 8 D | DAYS \$ 959,03 |

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

\$2,263.75

Plaintiff Defendant U.S BANK NATIONAL ASSOCIATION AS DAVID BLASS, JR vs. LEGAL TITLE TRUSTEE FOR TRUMAN 2016 S J.P. MORGAN MORTGAGE ACQUISITION CORP. Wednesday, September 9, 202 Sheriff's Sale Date: Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI

52 NEWTON AVENUE

WOODBURY, NJ 08096

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

| Total Sheriff Costs Total Distribution Costs | \$160.00 \$2,192.00 \$71.75 \$71.75 |
|---|--|
| Fotal Sheriff Costs | \$2,192.00 |
| Fotal Sheriff Costs | |
| Total Sheriff Costs | |
| | \$160.00 |
| | |
| | \$5.00 |
| | \$10.00 |
| | \$7.50 |
| | \$25.00 |
| | \$12.00 |
| | \$225.00 |
| | \$100.00 |
| | \$25.00 |
| | \$100.00 |
| | \$35.00 |
| | \$50.00 |
| | \$10.00 |
| | \$1,304.00 |
| | \$15.00 |
| | \$36.00 |
| | \$15.00 |
| | \$15.00 |
| | \$10.00 |
| | \$15.00 \$17.50 |
| | |

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

Grand Total:

COLUMBIA COUNTY REGISTER AND RECORDER **RECEIPT**

Inv Number: 241010

Invoice Date: 10/12/2020 12:21:40 PM

RECEIPT

Reg/Drw ID: 0102 By: BSL

Customer: SHERIFF ATTN: OFFICE Last Change: Receipt By: WALK-IN

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

Michael V. Baronio, Esquire**

mbaronio@email.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 ***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

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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

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

REALTY TRANSFER TAX STATEMENT OF VALUE

1830019105

COMPLETE EACH SECTION

| RECORDE | R'S USE ONLY |
|--------------------|--------------|
| State Tax Paid: | |
| Book: | Page: |
| Instrument Number: | |
| Date Recorded: | |

| SECTION I | TRANSFER DATA | | | | | | |
|--|---|-------------------------------------|------------------------|---|-----------------------------------|-------------------|-------------------|
| Date of Acceptance of 09/10/20 | | | | | | | |
| Grantor(s)/Lessor(s) Columbia County | Sheriff | | one Number 389-5622 | Grantee(s)/Lessee(s) U.S. Bank National | Association** | Telepho | ne Number |
| Mailing Address 35 West Main Street | | | | Mailing Address 15480 Laguna Cany | on 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 R | oad | | | 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? YES NO | | | | | | | |
| 1. Actual Cash Consi 2,263.75 | deration | 2. Other Consideration + 0.00 | | 3. Total Consideration = 2,263.75 | | | |
| 4. County Assessed 33,724.00 | Value | 5. Common Level Ratio Factor x 4.76 | | Factor | 6. Computed Value = 160,526.24 | | |
| SECTION IV | EXEMPTION DATA - | Refer to | instructions fo | r exemption status | | | |
| 1a. Amount of Exempt \$ 2,263.75 | otion Claimed | 1b. Per | centage of Granto | or's Interest in Real Estate 100 % | 1c. Percentage of Granto | or's Inter 100 | |
| | te Box Below for Exemptio | n Claim | ed. | | | | |
| Will or intesta | te succession. | | (Name of I | Decedent) | (Esta | ate File I | Number) |
| Transfer to a | trust. (Attach complete copy | of trust | • | , | (Lou | 10 1 10 1 | tamber, |
| Transfer from | a trust. (Attach complete co | py of tru | st agreement and | d all amendments.) | | | |
| | een principal and agent/stra | | | | | | |
| Transfers to t | he commonwealth, the U.S. tion or in lieu of condemnatio | and insti | rumentalities by g | jift, dedication, condemnat on.) | tion or in lieu of condemn | ation. | |
| 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.) | | | | | | | |
| | | | | | | | |
| , | le a detailed explanation of e | • | | • | additional sheets.) | | |
| **as Legal Title Trustee for Truman 2016 SC6 Title Trust | | | | | | | |

| SECTION V | CORRESPONDENT INFO | RMATION - All inquiries may be directed to the following | ing person: | |
|----------------------------------|---|---|------------------------------|------------------------|
| Name Emmanuel J. A | Argentieri | | | one Number 384-1515 |
| Mailing Address 52 Newton Ave | nue | 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 | d belief, it is true, correc | at and complete. |
| Signature of Corres | pondent or Responsible Party | Kind AA | Date 09/ | 10/2020 |
| FAILURE TO COMPLE | TE THIS FORM PROPERLY OR ATTAC | HREQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER | R'S REFUSAL TO RE | CORD THE DEED. |



1830019105

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

SECULES SALE
By Vision of a Whith Conscious (Mortgage Foredoxium)
No Security Country Activities at the Colombia Country Pour November in the Town of Bloomstaug
Country of Colombia Commonwealth of Penacylymia our
WEENESCAY SEPTEMBER 09, 2020 AT 900 OCLOCK AM.

All parties in interest and claimants are further notified that a proposed school for distribution will be on file in this Sheriff's Office not later than their (19) days per later that does the sake of any property well benurated, and distribution of the process at well be more in exceptions with the activation of the property and behavior, and distribution of the process at well be more in exceptions with the activation of the property and behavior, and distribution of the process at well be more in exceptions with the activation of the property and the process at all the process at the process at

ATTORNEY FOR THE PRESIDENT ROMANO & GARUBO & ARGENTIERI

TIMOTHY T. CHAMBERLAIN, Sheril COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE COST SHEET

| DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & COPIES S17.50 MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TOTAL ************************************ | | | | VS | 3 | | | | |
|---|------------|-------------|-----------------|------------|--------------|----------|-----------|----------------|---------|
| SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & COPIES ADVERTISING SALE (NEWSPAPER) MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE S15.00 SHERIFF'S DEED TOTAL ************************************ | NO | ED | NO | J | D I | DATE/TIM | E OF SALE | | |
| SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & COPIES ADVERTISING SALE (NEWSPAPER) MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE S15.00 SHERIFF'S DEED TOTAL ************************************ | DOCKET | /RETURN | | | \$1 | 5.00 | | | |
| LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & COPIES S17.50 ADVERTISING SALE (NEWSPAPER) MILEAGE POSTING HANDBILL S15.00 SHERIFF'S DEED S35.00 TRANSFER TAX FORM S25.00 DISTRIBUTION FORM COPIES NOTARY TOTAL ******************************* WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************* FOTAL ***************************** BORO, TWP & COUNTY 20 SCHOOL DIST. DELINQUENT DELINQUENT 20 SOURCHARGE FEE (DSTE) MISC. STOTAL *********************************** SURCHARGE FEE (DSTE) MISC. **TOTAL ************************************ | | | | | | | | | |
| MAILING COSTS ADVERTISING SALE BILLS & COPIES ADVERTISING SALE (NEWSPAPER) MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED S35.00 TRANSFER TAX FORM S25.00 DISTRIBUTION FORM COPIES NOTARY TOTAL *********************************** WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ********************************* PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ******************************* ****** | | | | | | | | | |
| ADVERTISING SALE BILLS & COPIES \$17.50 ADVERTISING SALE (NEWSPAPER) \$15.00 MILEAGE \$15.00 POSTING HANDBILL \$15.00 CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 COPIES \$7.50 NOTARY \$150.00 FRESS ENTERPRISE INC. \$130.40 SOLICITOR'S SERVICES \$100.00 TOTAL ************************************ | • | | | | \$ 2 | 2,00 | | | |
| ADVERTISING SALE (NEWSPAPER) \$15.00 MILEAGE \$ /2.60 POSTING HANDBILL \$15.00 CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 OOPIES \$ 7.50 NOTARY \$ /2.60 WEB POSTING \$150.00 PRESS ENTERPRISE INC. \$ /304/.00 SOLICITOR'S SERVICES \$100.00 TOTAL ************************************ | | | BILLS & | COPIES | | | | | |
| MILEAGE \$ /2.60 POSTING HANDBILL \$15.00 CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 COPIES \$ 7,50 NOTARY TOTAL ************************************ | | | | | | | | | |
| POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED S35.00 SHERIFF'S DEED S35.00 COPIES NOTARY TOTAL *********************************** WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ***************************** PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *************************** SCHOOL DIST. DELINQUENT DELINQUENT TOTAL **************************** SURCHARGE FEE (DSTE) MISC. SID.00 STOTAL ********************************* \$ 5,00 MUNICIPAL FEES DUE: SEWER WATER 20 SURCHARGE FEE (DSTE) MISC. STOTAL ************************************ | | | (1121121 | 111 2211) | | | | | |
| CRYING/ADJOURN SALE SHERIFF'S DEED S35.00 TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY TOTAL *************************** WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL **************************** * 4/63,600 WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************** * 5/57/100 PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************* * 5/100 ********************************** | | | | | · — | | | | |
| SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 COPIES \$7.50 NOTARY \$\frac{1}{2}\oldsymbol{0}\ | | | | | | | | | |
| TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY TOTAL ************************************ | | | 11343 | | | | | | |
| DISTRIBUTION FORM COPIES NOTARY TOTAL ************************************ | | | RM | | | | | | |
| S | | | | | • | | | | |
| NOTARY TOTAL ************************************ | | 4 | | | | | | | |
| WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************ | | 7 | | | \$ / | 0.00 | | | |
| PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************ | 1.017.11.1 | - | TOTAL ** | ****** | **** | ***** | \$ 463,00 | _ | |
| PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************ | WER POS | STING | | | \$ 1- | 50.00 | | | 0.0 |
| SOLICITOR'S SERVICES \$100.00 TOTAL ************************************ | | | INIC | | φ1. | 304.0 | O | | 8-14 |
| TOTAL ********** \$ _53 | | AD 14 ADDIT | ana | | | ~ ~ ~ ~ | | | - / (|
| RECORDER OF DEEDS TOTAL ************************************ | SOLICITY | | CES FOTAL ** | ****** | **** | ***** | \$ 1554,0 | 0 | |
| RECORDER OF DEEDS TOTAL ************************************ | PROTHO | NOTARY (N | OTARY) | | \$ | 10.00 | | | |
| REAL ESTATE TAXES: BORO, TWP & COUNTY 20 | | ER OF DEEL | OS. | | \$ 7 | 71.75 | | | |
| BORO, TWP & COUNTY 20 | 120012 | | ΓΟΤΑL ** | ****** | **** | ***** | \$ 81,75 | _ | |
| SCHOOL DIST. 20 \$ | REAL ES | TATE TAXE | ES: | | | | | | |
| SCHOOL DIST. 20 \$ | ВС | ORO, TWP & | COUNT | Y 20 | \$ | | | | |
| DELINQUENT 20\$_5,60 TOTAL ************************************ | | CHOOL DIST | • | 20 | \$ | | | | |
| MUNICIPAL FEES DUE: SEWER SEWER 20 \$ WATER 20 \$ TOTAL ************************** \$ SURCHARGE FEE (DSTE) MISC TOTAL ************************ * * | DI | ELINQUENT | • | 20 | \$ | 5,60 | | | |
| SEWER 20 \$ | | | "* AATO | ******* | *** | ***** | \$ 5,00 | _ | |
| WATER 20 \$ | MUNICIE | PAL FEES D | JE: | | | | | | |
| TOTAL ********** \$ SURCHARGE FEE (DSTE) \$ 60.60 MISC \$ TOTAL ************************************ | SE | EWER | | 20 | \$ | | | | |
| SURCHARGE FEE (DSTE) \$ 160.60 MISC. \$ \$ TOTAL ************************************ | W | | | | \$ | | | | |
| MISC | | - | OTAL ** | ****** | *** | ****** | \$0- | _ | |
| MISC | SURCHA | .RGE FEE (D | STE) | | | | \$ 160.60 | | |
| | | • | | _ | \$ | | | _ - | |
| 1236375 | | , | TOTAL ** | _ ***** | **** | ****** | \$6- | | |
| TOTAL COSTS (OPENING BID) \$ <u>すみらり</u> い | | • | COTAL C | OSTS (OP | ENII | NG BID) | | s c | 7263,75 |

| MILLVILLE AREA SCHOOL DISTRICT MADISON TOWNSHIP | 2020 SCHOOL REA | L ESTATE DATE | 07/01/202 | O BILL# 0011 | 43 TAXCOLL | ECTOR COPY |
|--|----------------------|--------------------------|------------|-------------------------|-------------------------|------------------|
| MAKE CHECKS PAYABLE TO: | DESCRIPTION | ASSESSMENT | RATE | 2% DISC | | 10% PENALTY |
| MADISON TWP TAX COLLECTOR 2227 VALLEY ROAD | REAL ESTATE | 33724 | 48.7700 | | | 1809.19 |
| BLOOMSBURG, PA 17815 | | | | | | |
| INSTALLMENT PLAN Face Penalt | Y ASSESSED VALUE | 33724 | | | | |
| FIRST INSTALLMENT 548.24 548.2 | | 33/24 | - 1 | 1611.83 | 1644.72 | 1809.19 |
| SECOND 548.24 603.0 THIRD INSTALLMENT 548.24 603.0 | 1 | | | IF PAID ON OR BEFORE | IF PAID ON OR BEFORE | IF PAID AFTER |
| M 333.0 | 6 TAXABLE ASSESSMENT | 33724 | | AUG 31 | DEC 31 | DEC 31 |
| A BLASS DAVID D JR | | | | School Per | nalty 010% | |
| I PO BOX 124 L PAXINOS PA 17860 | PARCE: | PROPERT L 21 03 00602 | Y DESCRIPT | | ACCT. | 3044 |
| | 271 W | HITE HALL RD | | 6165. | OO THIS TAX | TURNED |
| T | | 20030-0477 | | 27559. | CVIET | OLLECTION |
| 0 | 1.72 | ACRES | | | 01/01/202 | 1 |

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

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 Columbia County Probation 35 West Main Street Bloomsburg, PA 17815 Millville, PA 17815 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 Tax Collector 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 Tax Collector c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815 Macison Township Tax Collector c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815 Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652 Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815 Columbia County Tax Claim Office 12 West Main Street Bloomsburg, PA 17815 Columbia County Treasurer P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105 Commonwealth of 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 | | |
|--|----------------------------------|---|
| Bloomsburg, PA 17815 Columbia County Probation 35 West Main Street Bloomsburg, PA 17815 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 Tax Collector 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 Tax Collector 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 Tax Collector c/o Connie Crawford 2227 Valley Road Bloomsburg, PA 17815 Madison Township Tax Collector c/o Connie Crawford Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509 Internal Revenue Service Federal Estate Tax Special Procecure Branch 201 W. Rivercenter Blvd. Covington, KY 41011 Columbia County Tax Claim Office 11 West Main Street Bloomsburg, PA 17815 Po.D. Box 8486 Willow Oak Building Harrisburg, PA 17105 Columbia County Treasurer P.O. Box 380 Bloomsburg, PA 17815 Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Building P.O. Box 280601 | David D. Blass, Jr. | Madison Township |
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| 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 |
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| 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.

Sworn to and subsoribed to before me this _// August 20, 2020

Deborah A. Buchanan State of New Jersey

My Commission Expires August 3, 2021 Commission Number 2411042

IN THE COURT OF COMMON PLEAS OF COLUMBIA

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| : : |
| : : No.: 2018-CV-1096 |
| : : <u>CIVIL ACTION</u> |
| : MORTGAGE FORECLOSURE : |
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ORDER

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,

19 Day & Purtin

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

| SERVICE COVER SHEET Service Details Service Setate Sate - Posting - Safe Bill Zone: Manner: Not Specified > Expires: Warrant: Warrant: Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM SHERIFF'S SALE BILL Service: Personally - Adult in Charge: Posted - Other Adult in Charge: Personally - A | U.S BANK S (et al.) vs. BLASS JR | NATIONAL ASSOCIATION AS LEGAL TITLE TRI | USTEE FOR 1 | FRUMAN 2016 | | Number CV1096 | _ |
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Maria Galati

Reference Information

Writ-NOS Service per MAS CO 314-198

PS Form 3800, Facsimile, July 2015

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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 that non-confidential information and documents.

By: Explanuel J. Argentieri Esq.

ROMANO GARUBO & ARGENTIERI

Dated: August 11, 2020

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,

August 10, 2020 TIMOTHY T.

COMMONWEALTH OF PENNSYLVANIA

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

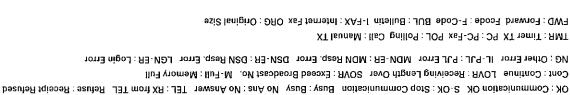
Affirmed and subscribed to before me this

10TH day of

AUGUST

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Note



| S (et al.) vs. | NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTE | E FOR TRUMAN 2016 | Case Number 2018CV1096 |
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Earl D. Mordan, Jr.
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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

2020 AUG 10 A 9-42

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

Plaintiff,

(856) 384-1515 Attorney for 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 | 60 Livingston Avenue, EP-MN-WS3D |
|---|----------------------------------|
| Trustee for Truman 2016 SC6 Title Trust | 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 | 60 Livingston Avenue, EP-MN-WS3D |
|---|----------------------------------|
| Trustee for Truman 2016 SC6 Title Trust | 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 | 333 Health and Welfare Building |
| Department of Welfare | Harrisburg, PA 17105 |
| Pennsylvania Department of Revenue, Bureau | Attn: Sheriff's Sales |
| of Compliance | P.O. Box 281230, Harrisburg, PA 17128-1230 |
| Commonwealth of PA | Inheritance Tax Division |
| Bureau of Individual Tax | 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 | 201 W. Rivercenter Blvd. |
| Federal Estate Tax -Special Procecure Branch | Covington, KY 41011 |
| Commonwealth of Pennsylvania | Bureau of Individual Taxes |
| Department of Revenue | P.O. Box 280509, Harrisburg, PA 17128-0509 |
| PA Department of Revenue- Office of Chief Counsel | PO Box 281061 |
| c/o Sherrie J. Caudill, Analyst | 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.

ARGENTIERI

Dated: August 6, 2020

Emma*kul*el J. Avgentleri

eri, Esquire

Attorney for Plaintif

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 that non-confidential information and documents.

By: Emphanuel S. Affentieri, Esq.

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

Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Print Your Documents Page 1 of 1

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

Timothy T. Chamberlain Sheriff



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016

Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

Case Number

| S (et al.) | | | 2018CV1096 | |
|---|--|--|--------------------------------------|--|
| vs. BLASS JR | , DAVID | | | |
| , | SERVICE CO | VER SHEET | | BLASS JR, DAVID |
| Service De | táils: | | | r ss |
| Category: | Real Estate Sale - Sale Notice | | Zone: 30 | 7, |
| 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 | | ō |
| Serve To: Name: Primary Address: | DAVID BLASS, JR 271 WHITEHALL ROAD BLOOMSBURG, PA 17815 | Final Service: Served: Personally Adult In Charge: | Adult In Charge Posted Othe | 2018CV1096 |
| Phone: | 570-490-2105 <i>DOB:</i> | Relation: | | |
| Alternate Address: Phone: | 32 Spruce Dr Maple Crest NY 12454 | Date: 7 30 | 砂 Time: ルルレ ^め Mileage: | 271 WHITE |
| Attorney / | Originator: | | | HAI |
| Name: | ROMANO & GARUBO & ARGENTIERI | Phone: | | 몬 |
| Service At Date: Time: Mileage: Deputy: | 7/4/20 7/15/20 7/17/ | | | 271 WHITEHALL ROAD, BLOOMSBURG, PA 17815 |
| 1.1 | tempt Notes: | | | Ä |
| / <u>/ </u> | si empty | | | 781E |
| $\frac{2}{3}$. $\frac{1}{10}$ | NY 35 Spills Pr | Manli Or | 1St NY | |
| 4. | 101 porter | 1 11/10 | | NO EXPIRAT |
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| 6. | | | | RAT |
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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 abovecaptioned 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.

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,

Connie Crawford, TC

Finie Canford

Enclosures

Timothy T. Chamberlain Sheriff

6.



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016

Earl D. Mordan, Jr. Chief Deputy

Case Number S (et al.) 2018CV1096 VS. BLASS JR, DAVID SERVICE COVER SHEET Service Details: 30 Zone: Category: Real Estate Sale - Sale Notice Warrant: < Not Specified > Expires: Manner: Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Personally Adult In Charge · Posted · Other Served: MILLVILLE SCHOOL DISTRICT Name: Adult In Primary C/O CONNIE CRAWFORD Charge: Address: 2227 VALLEY ROAD **BLOOMSBURG, PA 17815** Relation: DOB: Phone: Alternate Time: 10:30 Date: Address: Mileage: Deputy: Phone: Attorney / Originator: **ROMANO & GARUBO & ARGENTIERI** Phone: Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.

MILLVILLE SCHOOL DISTR

2018CV1096

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 Case Number S (et al.) 2018CV1096 VS. BLASS JR, DAVID CRAWFORD, CONNIE SERVICE COVER SHEET Service Details: Zone: 30 Category: Real Estate Sale - Sale Notice Warrant: < Not Specified > Expires: Manner: SALE DATE & TIME: 09/09/2020 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 2018CV1096 Final Service: Serve To: Served: Personally Adult In Charge · Posted · Other Name: Connie Crawford Adult in Primary 2227 Valley Road Charge: Address: Bloomsburg, PA 17815 Relation: DOB: Phone: 570-437-2153 10:50 Alternate Time: Date: 2227 VALLEY ROAD, BLOOMSBURG, PA 17815 Address: Mileage: Deputy: Phone: Attorney / Originator: ROMANO & GARUBO & ARGENTIERI Phone: Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. NO EXPIRATION 4. 5. 6.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

2018CV1096

271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

| S (et al.) | NATIONAL ASSOCIATION AS LEGAL TITLE | TRUSTEE FOR | FRUMAN 2016 | | Number V1096 |
|-----------------------|--|--|--|---|--|
| vs. BLASS JR | , DAVID | | | 20.00 | |
| | SERVICE | COVER SHE | EET | | |
| Service De | tails: | | | • | |
| Category: | Real Estate Sale - Sale Notice | | | Zone: | 30 |
| Manner: | < Not Specified > | Expires: | | Warrant: | |
| Notes: | SALE DATE & TIME: 09/09/2020 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A | | IGHTS | | |
| | | HAUSE F | Empty | . 5hU | |
| Serve To: | | Final Servi | ce: | $\mathcal{O}_{\mathcal{U}}$ | |
| Name: | OCCUPANT | Served: | Personally Adul | t In Charge (F | osted 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 At | tempts: | | | | |
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | A A A A A A A A A A A A A A A A A A A | Section of the sectio | A committee of the comm | | *** *** ****************************** |
| Deputy: | The second of th | The second secon | The first of the f | | the figure to an exercise of the territory of the territo |
| Service At | tempt Notes: | and the operation and another the second of | | a constitution of the state of | |
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| 5. | | | | | |
| 6. | | | | | |

Timothy T. Chamberlain Sheriff

5. 6.



U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016

Earl D. Mordan, Jr. Chief Deputy

Case Number S (et al.) 2018CV1096 VS. BLASS JR, DAVID SERVICE COVER SHEET Service Details: 30 Zone: Category: Real Estate Sale - Sale Notice < Not Specified > Warrant: Manner: Expires: SALE DATE & TIME: 09/09/2020 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Served: Personally Adult In Charge Posted Other Name: MADISON TOWNSHIP Primary P.O. BOX 620 Adult In Charge: Address: 136 MOREHEAD AVENUE MILLVILLE, PA 17846 Relation: Phone: DQB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: **ROMANO & GARUBO & ARGENTIERI** Phone: Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.

MADISON TOWNSHIP

3.0. BOX 620, 136 MOREHEAD AVENUE, MILLVILLE, PA . NO EXPIRATION

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

Date: 07/14/2020

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer 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

TAX AMOUNT PENALTY DISCOUNT PAID BALANCE YEAR TAX TYPE TAXES DUE

| By: Sheriff's office | Per: | dm. |
|----------------------|------|-----|
| | | |

Timothy T. Chamberlain Sheriff

6.



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 **Case Number** S (et al.) 2018CV1096 VS. BLASS JR, DAVID SERVICE COVER SHEET Service Details: Zone: Category: Real Estate Sale - Sale Notice Warrant: < Not Specified > Expires: Manner: SALE DATE & TIME: 09/09/2020 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Personally · Adult In Charge Posted · Other Served: Name: COLUMBIA COUNTY ADULT PROBATION **PO BOX 380** Adult In **Primary** Charge: Address: BLOOMSBURG, PA 17815 Relation: Phone: DOB: FRY Alternate Time: Date: 1505 Address: Mileage: Deputy: Phone: Attorney / Originator: Phone: ROMANO & GARUBO & ARGENTIERI Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.

COLUMBIA COUNTY ADUL

2018CV1096

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 Case Number S (et al.) 2018CV1096 VŞ. BLASS JR, DAVID SERVICE COVER SHEET Service Details: 30 Category: Real Estate Sale - Sale Notice Zone: 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: Final Service: Personally · Adult In Charge Posted · Other Name: COLUMBIA COUNTY TREASUERS OFFICE Served: Primary 11 WEST MAIN STREET Adult In Charge: Address: BLOOMSBURG, PA 17815 Relation: CLELK Phone: DOB: Alternate Time: Date: Address: Deputy: Mileage: Phone: Attorney / Originator: **ROMANO & GARUBO & ARGENTIERI** Name: 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 Case Number S (et al.) 2018CV1096 VS. BLASS JR, DAVID SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 30 < Not Specified > Manner: Warrant: Expires: SALE DATE & TIME: 09/09/2020 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Col Served: Personally · Adult in Charge · Posted · Other Primary 11 WEST MAIN STREET Adult In Charge: Address: 2ND FLOOR Bloomsburg, PA 17815 Relation: Phone: DOB: Alternate Date: Time: レイマカ Address: Deputy: Mileage: Phone: 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

Timothy T. Chamberlain Sheriff

6.



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 Case Number S (et al.) 2018CV1096 VS. BLASS JR, DAVID SERVICE COVER SHEET Service Details: Zone: 30 Category: Real Estate Sale - Sale Notice Warrant: < Not Specified > Expires: Manner: Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Served: Personally · Adult In Charge Posted · Other **Columbia County Tax Office** Name: PO Box 380 Adult in **Primary** Charge: Address: Bloomsburg, PA 17815 Relation: Phone: 570-389-5649 DOB: Alternate Time: Date: Address: Mileage: Deputy: Phone: Attorney / Originator: Name: ROMANO & GARUBO & ARGENTIERI Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.

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 | COURT OF COMMON PLEAS COLUMBIA COUNTY |
|--|---------------------------------------|
| Plaintiff, | NO. 2018-CV-1096 |
| v. David D. Blass, Jr. Defendant. | CIVIL ACTION MORTGAGE FORECLOSURE |
| Property address: 271 White Hall Road Bloomsburg, PA 17815 | |
| | CIT OF EXECUTION ORECLOSURE) |
| TO THE PROTHONOTARY OF COLUMBIA | COUNTY: |
| Kindly issue a writ of execution in the ab | ove matter: |
| Amount due | \$144,631.72 |
| Costs | \$ |
| | ROMANO, GARUBO & ARGENTIERI |

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

| U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust | COURT OF COMMON PLEAS COLUMBIA COUNTY |
|---|--|
| Plaintiff, v. David D. Blass, Jr. Defendant. Property address: | NO. 2018-CV-1096 RO. 2018-CV-1096 CIVIL ACTION MORTGAGE FORECLOSURE |
| 271 White Hall Road Bloomsburg, PA 17815 WRIT OF EX (MORTGAGE FO | |
| TO THE SHERIFF OF COLUMBIA COUNTY: To satisfy the judgment interest and cost upon and sell the following described property: Se "A". | in the above matter you are directed to levy e Legal Description attached hereto as <u>Exhibit</u> |
| Amount due | \$144,631.72 |
| Costs | \$ |
| (SEAL) | Prophorous Superior of Sev. Courts |
| Date: (0) 20 20 20 | By Com, Ex. 1st Monday in 2024 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.

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.

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,

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-36
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

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 | 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 | 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 |
| Sauces | 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 | 333 Health and Welfare Building |
| Department of Welfare | Harrisburg, PA 17105 |
| Pennsylvania Department of Revenue, Bureau | Attn: Sheriff's Sales |
| of Compliance | P.O. Box 281230, Harrisburg, PA 17128-1230 |
| Commonwealth of PA | Inheritance Tax Division |
| Bureau of Individual Tax | 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 | 201 W. Rivercenter Blvd. |
| Federal Estate Tax | Covington, KY 41011 |
| Special Procecure Branch | |
| Commonwealth of Pennsylvania | Bureau of Individual Taxes |
| Department of Revenue | 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

Emmanuel J. Argenteri, Esquire

Attorney for Plaint

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-36 CIVILACTION

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:

Emmenuel J. Argentieri, Esquire

Attorney for Plaintiff

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.

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

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:

artuel J. Argentieri, Esquire

Atterney for Plain

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 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. 26 20 20

3rd Week Sept. 2rd 2020

SALE DATE:

Sept. 9th 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: July 13 2020

Re: Sheriff's Sale Advertising Dates

ASSOC.

US National 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. 2"

SALE DATE: Sept. 9+ 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalins

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 Case Number S (et al.) 2018CV1096 VS. BLASS JR, DAVID SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Warrant: Expires: Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM SHERIFF'S SALE BILL Serve To: 2018CV1096 Final Service: Name: (POSTING) Served: Personally · Adult In Charge · Posted · Other Primary 271 WHITE HALL ROAD Adult In Charge: Address: BLOOMSBURG, PA 17815 Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Phone: Mileage: Attorney / Originator: Name: **ROMANO & GARUBO & ARGENTIERI** Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

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

v.

Plaintiff,

David D. Blass, Jr.

Defendant.

Property address: 271 White Hall Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-1096

auau ED-30

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. | 071 YET ', TT 11 D 1 D1 | |
|---------------------|-------------------------------------|---------|
| David D. Diass, Ji. | 271 White Hall Road, Bloomsburg, PA | 17015 |
| | 271 White Half Road, Bloomsburg, 17 | . 17010 |

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 | 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 | 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 | İ |
| Madison Township Tax Collector | c/o Connie Crawford | |
| A Company of the Comp | 2227 Valley Road | _ |
| · | Bloomsburg, PA 17815 | |
| Madison Township | 136 Morehead Avenue - P.O. Box 620 | |
| | Millville, PA 17846 | 9 |
| 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 | 333 Health and Welfare Building |
| Department of Welfare | Harrisburg, PA 17105 |
| Pennsylvania Department of Revenue, Bureau | Attn: Sheriff's Sales |
| of Compliance | P.O. Box 281230, Harrisburg, PA 17128-1230 |
| Commonwealth of PA | Inheritance Tax Division |
| Bureau of Individual Tax | 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 | 201 W. Rivercenter Blvd. |
| Federal Estate Tax | Covington, KY 41011 |
| Special Procecure Branch | , |
| Commonwealth of Pennsylvania | Bureau of Individual Taxes |
| Department of Revenue | 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

Emmany J. Argentari, Esquire

Attorney for Plaint

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. Argent eri Esquire

Attorney for Pl

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

Ву: ˌ

Emmennel 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 | COURT OF COMMON PLEAS COLUMBIA COUNTY |
|---|---|
| Plaintiff, v. David D. Blass, Jr. Defendant. Property address: 271 White Hall Road Bloomsburg, PA 17815 | NO. 2018-CV-1096 ACAC ED -30 CIVIL ACTION MORTGAGE FORECLOSURE |
| upon and sell the following described property: See "A". Amount due | in the above matter you are directed to levy |
| Costs | \$ |
| (SEAL) Date: (1) 20 20 20 20 20 20 20 20 20 20 20 20 20 | Promonetacylerk of Sev. Courts My Com. Ex. 1st Monday in 2024 By 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.

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:

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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,

David D. Blass, Jr.

Defendant.

Property address: 271 White Hall Road Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2018-CV-1096

2026-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 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,

٧.

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 CIVILACTION

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 <u>Sept. 9</u> <u>3030</u> 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.

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- 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.
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- 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.
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- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff 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.
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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 21-03-006-02 Madison Tup.

REAL ESTATE OUTLINE

ED# <u>2020 ED</u> 30

| DATE RECEIVED 6-26-2 | 020 | |
|------------------------------|----------------------|------------------|
| DOCKET AND INDEX 2018 | CY 1091 | φ |
| | | |
| CHECK FOR PROPER | INFO. | |
| WRIT OF EXECUTION | <u> </u> | |
| COPY OF DESCRIPTION | _ 🗙_ | |
| WHEREABOUTS OF LKA | | |
| NON-MILITARY AFFIDAVIT | $\overline{\times}$ | |
| NOTICES OF SHERIFF SALE | X | |
| WAIVER OF WATCHMAN | X | |
| AFFIDAVIT OF LIENS LIST | | |
| CHECK FOR \$1,350.00 OR | <u>X</u> | ck# <u>135a2</u> |
| **IF ANY OF ABOVE IS MISSING | G DO NOT I | PROCEED** |
| | ^ | _ |
| SALE DATE | Sept. 9 | TIME $9:\infty$ |
| POSTING DATE | • | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK | 8-19 |
| | 2 ND WEEK | 8-26 |
| | 3 RD WEEK | 9-2 |

Columbia County Prothonotary Columbia County Sheriff June 23, 2020 Page 2

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. Columbia County Prothonotary Columbia County Sheriff June 23, 2020 Page 2

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/mg encls.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

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

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

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

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

Louis W. Skinner * Iskinner@rgalegal.com

*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>U.S. National Bank Association</u>, 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 Descripion
- 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, | : : |
| V_{S} . | : : No.: 2018-CV-1096 |
| David D. Blass, Jr. | : : <u>CIVIL ACTION</u> |
| Defendant. | : MORTGAGE FORECLOSURE : |
| Property address: 271 White Hall Road Bloomsburg, PA 17815 | : : : |
| | : |

ORDER

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.

15/ Hary & Noton

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-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

v.

Plaintiff,

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.

Emmanue 15.

Attorney for Plaintiff

Sworn to and subscribed to before me this ATO day

of June, 2020

NOTARY PUBLIC

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042 Print Your Documents Page 1 of 1

Columbia County Columbia County Sharift 35 West Main Street PO Box 380

Diameter

Bloomsburg PA 17815



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

Page 1 of 1 **Print Your Documents**

Document Receipt

Trans# 17793

Carrier / service: USPS Server

First-Class Mail®

7/14/2020 12:00:00 AM

Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING

P.O. BOX 8486

ESTATE RECOVERY PROGRAM HARRISBURG PA 17105

Tracking #: Doc Ref#: 71901140006000173121

Postage

2020ED30 5.6000

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Trans# 17793

Carrier / service: USPS Server

First-Class Mail®

7/14/2020 12:00:00 AM

Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING

P.O. BOX 8486

ESTATE RECOVERY PROGRAM HARRISBURG PA 17105

Tracking #: Doc Ref# 71901140006000173121

2020ED30 Postage

5.6000

| Document Receipt |
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17790 Trans#

Carrier / service: USPS Server

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

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71901140006000173091

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HARRISBURG

PA 17105

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COVINGTON KY 41011

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Doc Ref#: 2020ED30 5.6000

Postage

COVINGTON KY 41011 Print Your Documents

Document Receipt

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7/14/2020 12:00:00 AM

Page 1 of 1

Ship to.

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

Tracking #:

71901140006000173077

SUITE # 204

Doc Ref #: 2020ED30 Postage 5.6000

PHILADELPHIA PA 19107

Print Your Documents Page 1 of 1

Document Receipt

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Ship to:

IRS INTERNAL REVENUE OF

JUSTICE

1000 LIBERTY AVENUE Tracking #: 71901140006000173084

ROOM 701A Doo Ref #: 2020ED30
Postage 5.6000

PITTSBURGH PA 15222

Print Your Documents Page 1 of 1

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

