

6 Campus Drive, Suite 304
Parsippany, NJ 07054
www.fskslaw.com
973-538-4700



FEIN SUCH KAHN & SHEPARD P.C.

REPLY TO:
7660 Imperial Way, Suite 121
Allentown, PA 18195
610-395-3535

October 15, 2025

COLUMBIA COUNTY SHERIFF
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

RE: NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING vs. KEITH A. GROSS, et al.
Case No. 2025-CV-67
Our File No.: XNAFP070
Property Location: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859
Sale Date: 07/16/25

Dear Sheriff:

We represent the Plaintiff with regards to the recently-completed Sheriff sale. We are enclosing copies of the Note, Mortgage, Assignment of Mortgage and Realty Transfer Tax Statement of Value so you can prepare the Deed.

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

Once prepared, kindly send the Deed to our firm in the enclosed self-addressed stamped envelope.

If you have any questions please do not hesitate to contact me.

Very truly yours,
Fein, Such, Kahn & Shepard, P.C.

By: Eric S. Kane
Ekane@fskslaw.com
Legal Assistant, Ext. 3244
Post Sale Department

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 279879	Invoice Date: 11/06/2025 3:16:38 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$86.75	202508667	FISHINGCREEK
	Grantor - GROSS, KEITH A		11/06/25 3:16:42 PM	TOWNSHIP
	Grantee - NEW AMERICAN FUNDING LLC			
	Consideration - \$6,394.20			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$86.75</u>		
	PAYMENTS			
	CHECK: 9698 - SHERIFF OFFICE	\$86.75		
	TOTAL PAYMENTS	<u>\$86.75</u>		
	AMOUNT DUE	\$86.75		
	PAYMENT ON INVOICE	(\$86.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
KEITH A GROSS (et al.)

Case Number
2025CV67

PROPERTY ADDRESS

1087 RIDGE ROAD, ORANGEVILLE, PA 17859

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
05/07/2025	Advance Fee	Advance Fee	3019	\$0.00	\$2,000.00
05/07/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/07/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/07/2025	Crying Sale			\$10.00	\$0.00
05/07/2025	Docketing			\$15.00	\$0.00
05/07/2025	Levy			\$15.00	\$0.00
05/07/2025	Mailing Costs			\$36.00	\$0.00
05/07/2025	Posting Handbill			\$15.00	\$0.00
05/07/2025	Poundage			\$3,620.00	\$0.00
05/07/2025	Press Enterprise Inc.			\$1,473.35	\$0.00
05/07/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
05/07/2025	Sheriff Automation Fund			\$50.00	\$0.00
05/07/2025	Sheriff's Deed			\$35.00	\$0.00
05/07/2025	Solicitor Services			\$150.00	\$0.00
05/07/2025	Transfer Tax Form			\$25.00	\$0.00
05/07/2025	Web Posting			\$100.00	\$0.00
06/25/2025	Service			\$180.00	\$0.00
06/25/2025	Service Mileage			\$18.00	\$0.00
06/25/2025	Distribution Form			\$25.00	\$0.00
06/25/2025	Copies			\$6.00	\$0.00
06/25/2025	Notary Fee			\$15.00	\$0.00
06/25/2025	Other	LUZ & NORTHD		\$151.60	\$0.00
06/25/2025	Tax Claim Search			\$15.00	\$0.00
06/25/2025	Surcharge			\$60.00	\$0.00
06/25/2025	Recording Fees			\$86.75	\$0.00
07/17/2025	Recorder, Lien Search			\$250.00	\$0.00
				\$6,394.20	\$2,000.00

TOTAL BALANCE:	\$(4,394.20)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
NEW AMERICAN FUNDING LLC

vs.

Defendant
KEITH A GROSS
LISA E GROSS

Attorney for the Plaintiff:
FEIN, SUCH, KAHN & SHEPARD, PC
7660 IMPERIAL WAY SUITE 128
ALLENTOWN, PA 18195

Sheriff's Sale Date: Wednesday, July 16, 2025
Sale Number: 2025ED33
Writ of Execution No. : 2025CV67
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, FISHING CREEK TOWNSHIP

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,473.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Other	\$151.60
Tax Claim Search	\$15.00
Surcharge	\$60.00

LUZ & NORTHD

Total Sheriff Costs \$2,437.45

Distribution Costs

Recording Fees	\$86.75
Total Distribution Costs	\$86.75

Grand Total: \$2,524.20

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



MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380
BLOOMSBURG PA 17815

Date Issued: 7/14/2025

Sheriff Sale Claim

The Pennsylvania Department of Revenue received notice of a sheriff sale in your county.

Why you are receiving this notice

If you have any questions regarding this notice, please contact the department using the information provided.

Bureau of Compliance
Sheriff Sale/County Tax Section
(717) 425-2495 Extension 91154

RA-CMPLCBSHECNTSALE@PA.GOV

The deficiencies, as listed in the Statement, exist on the defendant(s)' account and can be paid through the sale profits:

- Date of Sale: 7/16/2025
- Execution Number: 2025CV67 (07/16/25)
- Defendant: KEITH A GROSS AND LISA E GROSS
- Revenue ID:
- Claim amount of: \$2,717.66

How to pay

Remit check payment payable to PA Department of Revenue to the address

PA Department of Revenue
Bureau of Compliance
Sheriff Sale/County Tax Section
PO BOX 281230
Harrisburg, PA 17128.

The parcel number and defendant name(s) should be listed in the memo of the check.

Statement of Account

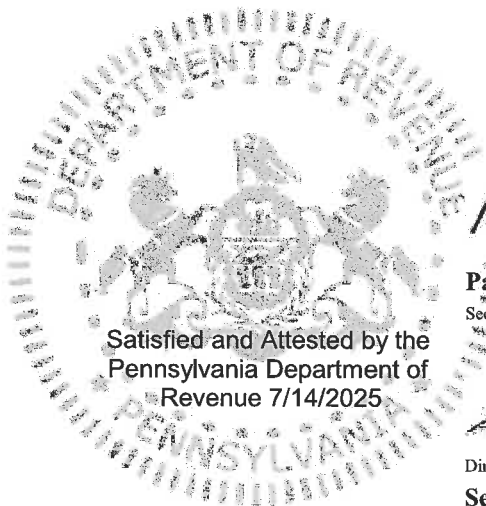
Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	6/26/2025	2025-CV-796	\$2,717.66

General Information

The statement is made in accordance with 72 P.S. § 5860.602 (h) and 5860.605 and the other pertinent provisions of the Real Estate Tax Sale Law.

A Commonwealth tax lien is a first lien and is required to be paid out of the proceeds of the upset/ judicial/private sale before any judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401) and 72 P.S. § 5860.605.

IN TESTIMONY WHEREOF, there is hereunto affixed the Seal of the Department of Revenue, Commonwealth of Pennsylvania, this 14 day of, July 2025



Patrick M. Browne

Patrick M. Browne
Secretary of Revenue

Satisfied and Attested by the
Pennsylvania Department of
Revenue 7/14/2025

Sean Washington

Director, Bureau of Compliance
Sean Washington

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION

Date: 07/08/2025

Fee: \$15.00

Cert. NO: 49801

GROSS KEITH A & LISA E
37 CARDINAL DR
MILTON PA 17847

District: FISHING CREEK TWP
Deed: 20210 - 9320
Location: 1087 RIDGE RD
Parcel Id: 15 -17 -007-00,000

Assessment: 22,541
Balances as of 07/08/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Col Co Sheriff

Per: _____

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION

Date: 07/08/2025

Fee: \$15.00

Cert. NO: 49802

GROSS KEITH A & LISA E
37 CARDINAL DR
MILTON PA 17847

District: FISHING CREEK TWP
Deed: 20210 - 9320
Location: 1087 RIDGE RD
Parcel Id: 15 -17 -007-00,000

Assessment: 22,541
Balances as of 07/08/2025

AFTER 06/30/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2025	PRM25	COUNTY	356.42	0.00		-356.42	0.00
2025	PRM25	MUNICIPAL	132.53	0.00		-132.53	0.00
TOTAL			\$488.95				\$0.00

By: Col Co Sheriff

Per: _____

15-17-001

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

NOTICE OF SHERIFF'S SALE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S): KEITH A. GROSS AND LISA E. GROSS
PROPERTY: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859
PARCEL NUMBER 15-17-00700
COUNTY: COLUMBIA

The above-captioned property is scheduled to be sold at the Sheriff's sale on July 16, 2025 at 9 am, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com. Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the 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.

Sincerely,
FEIN, SUCH, KAHN & SHEPARD, P.C.

Date: 4/11/25

By: *[Signature]*

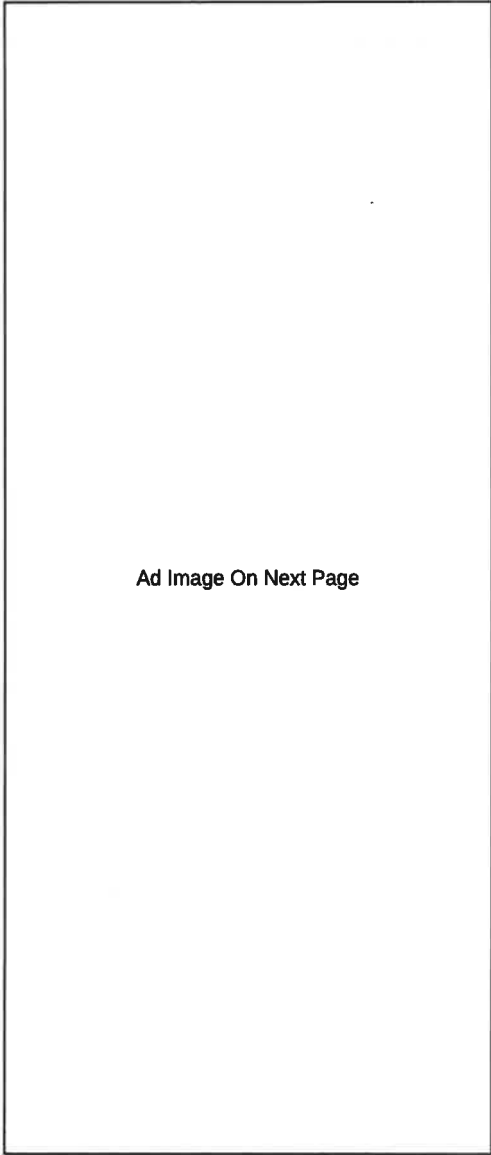
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

*No delin taxes
Ours yes*



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brad Bailey 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 Image On Next Page

Ad Text: Gross Sale
Date(s) Published: 06/25/2025, 07/02/2025, 07/09/2025

Brad Bailey

Sworn and subscribed to before me
this 10 day of July 20 25.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114

Member, Pennsylvania Association of Notaries

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

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

NEW AMERICAN FUNDING LLC
vs.
KEITH A GROSS

Case Number
25 CV 0067

25 CV 00067

SHERIFF'S RETURN OF SERVICE

05/23/2025 11:12 AM - I HEREBY CERTIFY AND RETURN THAT I HAVE SERVED THE ATTACHED WRIT OF EXECUTION, NOTICE OF SALE, & HANDBILL ON THE THEREIN NAMED DEFENDANT, KEITH A GROSS BY HANDING TO AND LEAVING A TRUE AND CORRECT COPY THEREOF TO AN ADULT MEMBER OF THEIR HOUSEHOLD TO WIT, WENDY BILGER AND MAKING KNOWN THE CONTENTS OF THE SAME AT 37 CARDINAL DRIVE, MILTON, PA 17847.
BY DEPUTY DEPUTY CODY BARTO

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

June 10, 2025

2025 ED 33

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW REZ LLC
vs.
WELLS, JOSHUA (et al.)

Case Number
2025CV131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 33	
Manner: Adult in Charge	Expires: 09/09/2025	Warrant:
Notes: SALE DATE & TIME: 08/20/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: JOSHUA WELLS
Primary Address: 505 N 3RD STREET CATAWISSA, PA 17820
Phone: 1-570-912-5646 DOB:
Alternate Address: 138 PICNIC GROVE ROAD CATAWISSA, PA 17820
Phone:

Final Service:

Served: <u>Personally</u> Adult In Charge · Posted · Other
Adult In Charge:
Relation: <u>Doc</u>
Date: <u>6/30/25</u> Time: <u>1622</u>
Deputy: <u>4</u> Mileage:

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

WELLS, JOSHUA

2025CV131

505 N 3RD STREET, CATAWISSA, PA 17820

EXP: 09/09/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW REZ LLC
vs.
WELLS, JOSHUA (et al.)

Case Number
2025CV131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 33	
Manner: < Not Specified >	Expires: 09/09/2025	Warrant:
Notes: SALE DATE & TIME: 08/20/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: OCCUPANT
Primary Address: 505 N 3RD STREET CATAWISSA, PA 17820
Phone: 1-570-912-5646 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>	
Adult In Charge: JOSHUA WELLS	
Relation: OWNER	
Date: 8/30/25	Time: 1622
Deputy: F	Mileage:

Attorney / Originator:

Name: HILL WALLACK LLP	Phone:
-------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2025CV131

505 N 3RD STREET, CATAWISSA, PA 17820

EXP: 09/09/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW REZ LLC
vs.
WELLS, JOSHUA (et al.)

Case Number
2025CV131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 33

Manner: Adult in Charge **Expires:** 09/09/2025 **Warrant:**

Notes: SALE DATE & TIME: 08/20/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH TAX COLLECTOR

Primary Address: 528 PINE STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MALBOV

Relation:

Date: 6/30/25 **Time:** 1413

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

CATAWISSA BOROUGH TA 2025CV131 528 PINE STREET, CATAWISSA, PA 17820 EXP: 09/09/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW REZ LLC
vs.
WELLS, JOSHUA (et al.)

Case Number
2025CV131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 33
Manner: Adult in Charge **Expires:** 09/09/2025 **Warrant:**

Notes: SALE DATE & TIME: 08/20/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SOUTHERN COLUMBIA SCHOOL DISTRICT
Primary Address: 800 SOUTHERN DRIVE
 CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: CARIS SAUNDER
Relation: BUSINESS MANAGER
Date: 6/30/25 **Time:** 1550
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

SOUTHERN COLUMBIA SC

2025CV131

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

EXP: 09/09/2025

2025-67

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL)	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>182.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>427.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1473.35</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1773.35</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>86.75</u>	
TOTAL *****		\$ <u>96.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>15.00</u>	
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>
MISC. <u>Lyz. Co.</u>	\$ <u>76.00</u>	
<u>Nesthd Co</u>	\$ <u>75.60</u>	
TOTAL *****		\$ <u>151.60</u>

TOTAL COSTS (OPENING BID) \$ 2524.20

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Romilda P. Crocamo, Esq
County Manager

NEW AMERICAN FUNDING LLC FKA BROKER SOLUTIONS INC DBA NEW AMERICAN
FUNDING
vs.
KEITH A GROSS (et al.)

Case Number
2025CV67

SHERIFF'S RETURN OF SERVICE

06/06/2025 03:36 PM - CHRISTINA WEBB, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON JUNE 06, 2025 AT 3:36 PM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE UPON LISA E GROSS, THE WITHIN NAMED, BY HANDING TO RYAN DAVENPORT, STEP SON, THE PERSON FOR THE TIME BEING IN CHARGE AT 732 MAIN RD, HUNLOCK CREEK, PA 18621 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


CHRISTINA WEBB, DEPUTY

SO ANSWERS,


BRIAN M. SZUMSKI, SHERIFF

June 09, 2025

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Romilda P. Crocamo, Esq
County Manager

NEW AMERICAN FUNDING LLC FKA BROKER SOLUTIONS INC DBA NEW AMERICAN
FUNDING
vs.
KEITH A GROSS (et al.)

Case Number
2025CV67



case

DEPOSIT RECEIPT



ledger

Printed: 5/27/2025 11:13:19AM

Receipt No: 98911

Date: 05/27/2025

Type: Civil Action - OC

Paid By: FEIN SUCH KAHN & SHEPARD PC

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
3064	05/22/2025	Advance Fee	\$76.00

Mail To: FEIN SUCH KAHN & SHEPARD PC
7660 IMPERIAL WAY
SUITE 121
ALLENTOWN, PA 18195

Origin: Foreign County Columbia

Received by: KC

Luzerne County Sheriff, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
GROSS, KEITH A (et al.)

Case Number
2025CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	33
Manner:	Deputize	Expires:	07/29/2025
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	LISA E GROSS
Primary Address:	732 MAIN ROAD HUNLOCK CREEK, PA 18621
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: FEIN, SUCH, KAHN & SHEPARD, PC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Notes / Special Instructions:

Now, May 07, 2025 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

GROSS, LISA E

2025CV67

732 MAIN ROAD, HUNLOCK CREEK, PA 18621

EXP: 07/29/2025

LUZERNE COUNTY
SHERIFF'S DEPARTMENT
Brian M. Szumski, Sheriff



LUZERNE COUNTY
Romilda P. Crocamo, Esq.
County Manager

COUNTY of LUZERNE
P E N N S Y L V A N I A
ESTABLISHED 1786

Returned by the sheriff's office of Luzerne County for the following correction(s):

**** REMINDER: A MINIMUM OF 15 BUSINESS DAYS IS REQUIRED FOR ALL SERVICE ****

Your office was notified of the error(s) on: _____ and we have not received what was necessary to correct the error(s).



Fee due:

Notice of Sheriff Sale

Required fee: \$ 76.00 Amount Sent: \$ 56.00

Acceptable forms of payment: Attorney's Check, Cashier's Check, Certified Check, or Money Order.

We are unable to accept Cash, Credit/Debit Card, or Personal Check.

When calling for feed, you will need to know the following information:

The County/State where the documents are filed.

Type of Document to be served.

Number of documents and defendants to be served.

Location(s) of where documents are to be served.

- Wrong county: _____
- Complete address needed and/or further directions needed (no post office boxes accepted)
- A copy is required for each defendant & each address being served.
- A Luzerne County Service Form is required for each defendant to be served.
- A self-addressed stamped envelope is required.
- Document(s) must be reinstated or reissued.
- Additional forms required _____

Other: _____

Date Returned: 5-17-2015 Per: K

Luzerne County Courthouse • 200 North River St. • Wilkes-Barre, PA, 18711
Voice 570.825.1651 Fax 570.825.1849 tdd 570.825.1860

6 Campus Drive, Suite 304
Parsippany, NJ 07054
www.fskslaw.com
973-538-4700



FEIN SUCH KAHN & SHEPARD P.C.

REPLY TO:
7660 Imperial Way, Suite 121
Allentown, PA 18195
610-395-3535

May 22, 2025

VIA FEDERAL EXPRESS ONLY
LUZERNE COUNTY SHERIFF
LUZERNE COUNTY COURT HOUSE
200 NORTH RIVER STREET
WILKES-BARRE, PA 17815

RE: NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING vs. KEITH A. GROSS, et al.
Case No. 2025-CV-67
Our File No.: XNAFP070

Dear Sheriff:

Enclosed please find the filed Writ of Execution and Sale package which you returned due to incorrect filing fee. Therefore please find firm's check in amount of \$76 to effectuate service upon the defendants at the addresses referenced below.

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

Kindly return the Affidavit(s) of Service to my attention in the enclosed self-addressed stamped envelope.

If you have any questions please do not hesitate to contact me.

Very truly yours,
FEIN, SUCH, KAHN & SHEPARD, P.C.

Christine Cervino

Christine Cervino
Paralegal
610-395-3535; ext 263
ccervnio@fskslaw.com

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
GROSS, KEITHA (et al.)

Case Number
2025CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	07/29/2025
Warrant:			
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM SHERIFF'S SALE BILL.		

Serve To:

Name:	(POSTING)
Primary Address:	1087 RIDGE ROAD ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	07/16/25	Time:	0858
Deputy:	8	Mileage:	

Attorney / Originator:

Name:	FEIN, SUCH, KAHN & SHEPARD, PC	Phone:	
--------------	--------------------------------	---------------	--

Service Attempts:

	1	2	3	4	5	6
Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2025CV67

1087 RIDGE ROAD, ORANGEVILLE, PA 17859

EXP: 07/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
KEITH A GROSS (et al.)

Case Number
2025CV67

SHERIFF'S RETURN OF SERVICE

06/10/2025 08:58 AM - DEPUTY DALE B. COOMBE, 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 1087 RIDGE ROAD, ORANGEVILLE, PA 17859.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2025

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2025

Plaintiff Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C. 7660 IMPERIAL WAY SUITE 128 ALLENTOWN, PA 18195

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

NEW AMERICAN FUNDING LLC
vs.
KEITH A GROSS

Case Number
25 CV 0067

25 CV 00067

SHERIFF'S RETURN OF SERVICE

05/23/2025 11:12 AM - I HEREBY CERTIFY AND RETURN THAT I HAVE SERVED THE ATTACHED WRIT OF EXECUTION, NOTICE OF SALE, & HANDBILL ON THE THEREIN NAMED DEFENDANT, KEITH A GROSS BY HANDING TO AND LEAVING A TRUE AND CORRECT COPY THEREOF TO AN ADULT MEMBER OF THEIR HOUSEHOLD TO WIT, WENDY BILGER AND MAKING KNOWN THE CONTENTS OF THE SAME AT 37 CARDINAL DRIVE, MILTON, PA 17847.
BY DEPUTY DEPUTY CODY BARTO

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

June 10, 2025

NEW AMERICAN FUNDING LLC
vs.
KEITH A GROSS

Case Number
25 CV 0067

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/13/2025	Advance Fee	Advance Fee	3021	\$0.00	\$150.00
05/23/2025	Service Mileage			\$12.60	\$0.00
06/10/2025	Docketing			\$15.00	\$0.00
06/10/2025	Executing			\$30.00	\$0.00
06/10/2025	Wages			\$18.00	\$0.00
06/10/2025	Refund	(PAID 06/10/2025)	REQ	\$74.40	\$0.00
				\$150.00	\$150.00
TOTAL BALANCE:				\$0.00	

Northumberland County Sheriff's Office
201 Market Street, Sunbury, PA 17801

PHONE: 570-988-4155



FAX 570-988-4496

Robert J. Wolfe, Sheriff

FAX

TO: Columbia Co.

FAX #: 389-5625

DATE: 6/10/25

RE: Return of service 2025CV67. Keith Gross.
original will follow in mail with re-fund.

FROM: Maua

FAX: _____

PHONE: _____

NUMBER OF PAGES NOT INCLUDING COVER PAGE _____

COMMENTS:

This message contains information that should be considered LAW ENFORCEMENT SENSITIVE. This information may pertain to your professional duties and or the mission(s) of your organization. It is property of the Northumberland County Sheriff's Office. Please safeguard it and abide by any rules of dissemination. Destroy it when you are done with it. Delete and destroy it now if you think you received it in error.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
GROSS, KEITH A (et al.)

Case Number
2025CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	33
Manner:	Adult in Charge	Expires:	07/29/2025
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Benton Area School District		
Primary Address:	PO Box 502 Benton, PA 17814		
Phone:	570-925-6651 x1000	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Histy Missy Muldowney		
Relation:	Admin. Assistant		
Date:	5/15/25	Time:	9:07
Deputy:	5	Mileage:	

Attorney / Originator:

Name: FEIN, SUCH, KAHN & SHEPARD, PC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BENTON AREA SCHOOL DI

2025CV67

PO BOX 502, BENTON, PA 17814

EXP: 07/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
GROSS, KEITH A (et al.)

Case Number
2025CV67

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 33
Manner: Adult in Charge **Expires:** 07/29/2025 **Warrant:**
Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 1087 RIDGE ROAD
ORANGEVILLE, PA 17859
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 5-12-25 **Time:** 1419
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: FEIN, SUCH, KAHN & SHEPARD, PC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2025CV67

1087 RIDGE ROAD, ORANGEVILLE, PA 17859

EXP: 07/29/2025

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION

Date: 05/09/2025

Fee: \$15.00

Cert. NO: 49364

GROSS KEITH A & LISA E
37 CARDINAL DR
MILTON PA 17847

District: FISHING CREEK TWP
Deed: 20210 - 9320
Location: 1087 RIDGE RD
Parcel Id: 15 -17 -007-00,000

Assessment: 22,541
Balances as of 05/09/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: ds.

**COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION**

Date: 05/09/2025

Fee: ~~\$15.00~~

Cert. NO: 49366

GROSS KEITH A & LISA E
37 CARDINAL DR
MILTON PA 17847

District: FISHING CREEK TWP
Deed: 20210 - 9320
Location: 1087 RIDGE RD
Parcel Id: 15 -17 -007-00,000

Assessment: 22,541
Balances as of 05/09/2025

BY 06/30/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2025	PRM25	COUNTY	356.42	0.00		-356.42	0.00
2025	PRM25	MUNICIPAL	132.53	0.00		-132.53	0.00
TOTAL			\$488.95				\$0.00

By: Columbia County Sheriff

Per: du

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fkslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700.

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

→ KEITH A. GROSS AND LISA E. GROSS
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

Dep. North — KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

Dep. Luz — LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NONE KNOWN AT THIS TIME.

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

NONE KNOWN AT THIS TIME.

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:

/ Cert
COMMONWEALTH OF PENNSYLVANIA
DEPT OF REVENUE
BUREAU OF COMPLIANCE
7TH FLOOR
STRAWBERRY SQUARE
HARRISBURG, PA 17128-0101

/ Cert
INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850F
FLORENCE, KY 41042

/ Cert
PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
PO BOX 8684
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

Cox

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PA 17105

Cox

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
6TH FLOOR, STRAWBERRY SQUARE
DEPARTMENT 280601
HARRISBURG, PA 17128

✓

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

Benton School Dist

✓

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

✓

TENANT/OCCUPANT
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

Date: *4/17/25*

FEIN, SUCH, KAHN & SHEPARD, P.C.

*Sworn to me on
April 17, 2025*

By: *[Signature]*
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

[Signature]

GERARD A. ROSS
A Notary Public of New Jersey
My Commission Expires on 4/26/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
GROSS, KEITH A (et al.)

Case Number
2025CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	33
Manner:	Adult in Charge	Expires:	07/29/2025
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jodi COOK		
Relation:	Director		
Date:	05/09/25	Time:	14:21
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	FEIN, SUCH, KAHN & SHEPARD, PC	Phone:	
--------------	--------------------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2025CV67 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 07/29/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NEW AMERICAN FUNDING LLC
vs.
GROSS, KEITH A (et al.)

Case Number
2025CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	33
Manner:	Adult in Charge	Expires:	07/29/2025
Notes:	SALE DATE & TIME: 07/16/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other		
Adult In Charge:	Debbie Hower		
Relation:	Employee		
Date:	05/09/25	Time:	14:00
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: FEIN, SUCH, KAHN & SHEPARD, PC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2025CV67

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/29/2025

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 05/08/2025

Account: **3994**
Name: **tchamberlain@columbiapa.org**
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone:

Ad ID: **283990**
Description: **Gross Sale**
Run Dates: **06/25/2025 - 07/09/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **594**
Lines: **77**
Agate Lines: **207**
Depth: **8.56**
Blind Box:

Total Ad Cost \$1,473.35
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	1,473.35

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV67

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 www.bid4assets.com/ColumbiaPASheriffSales on:

WEDNESDAY, JULY 16, 2025
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone corner at the Southeast corner of land now or formerly owned by Margaret Beishline;

THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown;

THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,

THEN by land of said F.P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;

THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.

CONTAINING two and one-fourth acres, more or less.
Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859 Parcel ID: 15 17 00700000

PROPERTY ADDRESS: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15 17 007 000 00

Seized and taken into execution to be sold as the property of KEITH A. GROSS, LISA E. GROSS in suit of NEW AMERICAN FUNDING LLC.

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
FEIN, SUCH, KAHN & SHEPARD, PC Columbia County, Pennsylvania
ALLENTOWN, PA

FEIN, SUCH, KAHN & SHEPARD, P.C. Attorneys for Plaintiff
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING Plaintiff v. KEITH A. GROSS AND LISA E. GROSS Defendant(s)	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION - MORTGAGE FORECLOSURE Case No. 2025-CV-67
---	--

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a WATCHMAN, in custody of whoever is found in possession, (after notifying such 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.

Date: 5/7/25 FEIN, SUCH, KAHN & SHEPARD, P.C.

By: /s/Vincent DiMaiolo, Jr.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

Defendant(s), KEITH A. GROSS AND LISA E. GROSS, is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. § 3931, based on the attached search(es); and that the Defendant(s), KEITH A. GROSS AND LISA E. GROSS, is/are over eighteen (18) years of age, and resides as follows:

KEITH A. GROSS
37 CARDINAL DRIVE
MILTON PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK PA 18621

The statements set forth in this Affidavit are made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.

Date: 5/7/25

FEIN, SUCH, KAHN & SHEPARD, P.C.
By: /s/Vincent DiMaiolo, Jr.

Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION**

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING <p align="right">Plaintiff</p> <p align="center">v.</p> KEITH A. GROSS AND LISA E. GROSS <p align="right">Defendant(s)</p>	Writ No. 2025-CV-67 <i>2025-ED-33</i> (To be completed by attorney) Judgment Amount <u>\$205,683.88</u> Interest from <u>04/18/25</u> at <u>6%</u> Costs to be added \$ _____ (To be completed by Prothonotary) Plaintiff _____ Attorney _____ Sheriff _____ This Writ _____
--	--

FILED
PROTHONOTARY
2025 APR 30 AM 11:02
CLERK OF SEV. COURTS
COUNTY OF COLUMBIA, PA

**PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE- P.R.C.P. 3180-3183**

TO THE PROTHONOTARY OF SAID COURT:

Kindly issue the Writ of Execution in the above-captioned case in the amount of \$205,683.88.

Date: 4/17/25

By: *Robert E. Smithson, Jr.*
FEIN, SUCH, KAHN & SHEPARD, P.C.
Attorneys for Plaintiff
Vincent DiMaiolo, Jr., Esq. | Court I.d. No. 59461
Robert E. Smithson, Jr., Esq. | Court I.d. No. 329691
Brian Kincaid, Esq. | Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
File No. XNAFP070

WRIT OF EXECUTION- MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) ss:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

Date: 4/30/2025

Stephanie Stroup
Prothonotary Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

By: *Melissa Trough*
Deputy

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone comer at the Southeast corner of land now or formerly owned by Margaret Beishline;
THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown;
THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,
THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.
CONTAINING two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

~~TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS~~

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
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Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

CERTIFICATE OF COMPLIANCE

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

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By:



Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
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XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING
Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-EP-33

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS COMMUNICATION IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST THE PROPERTY.

Your house (real estate) at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700 is scheduled to be sold at Sheriff's Sale on **July 16, 2025 at 9 am**, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com, to enforce the court judgment of \$205,683.88 obtained by NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how you must pay, you may call Plaintiff's attorney at (610) 395-3535.
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 ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling the Sheriff of COLUMBIA County, at 570-389-5622.
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 of COLUMBIA County, at 570-389-5622.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons

why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE FOLLOWING 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.

Columbia County
North Penn Legal Services - Bloomsburg
168 East Fifth Street
Bloomsburg, Pennsylvania 17815-2206
877- 953-4250

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By:


Vincent DiMaiolo, Jr., Esq.

Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone comer at the Southeast corner of land now or formerly owned by Margaret Beishline;
THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown;
THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,
THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.
CONTAINING two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
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Robert E. Smithson, Jr., Esq.
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Brian Kincaid, Esq.
Court I.d. No. 53776
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Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION - MORTGAGE FORECLOSURE Case No. 2025-CV-67 <i>2025-ED-33</i>
v.	
KEITH A. GROSS AND LISA E. GROSS Defendant(s)	

NOTICE OF SHERIFF'S SALE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S): KEITH A. GROSS AND LISA E. GROSS
PROPERTY: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859
PARCEL NUMBER 15-17-00700
COUNTY: COLUMBIA

The above-captioned property is scheduled to be sold at the Sheriff's sale on **July 16, 2025 at 9 am**, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com. Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the 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.

Sincerely,
FEIN, SUCH, KAHN & SHEPARD, P.C.

Date: *4/17/25*

By:

Robert E. Smithson, Jr.
Vincent DiMaiolo, Jr., Esq.

Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

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THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.
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Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
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TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
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Robert E. Smithson, Jr., Esq.
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7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700.

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

KEITH A. GROSS AND LISA E. GROSS
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NONE KNOWN AT THIS TIME.

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

NONE KNOWN AT THIS TIME.

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:

COMMONWEALTH OF PENNSYLVANIA
DEPT OF REVENUE
BUREAU OF COMPLIANCE
7TH FLOOR
STRAWBERRY SQUARE
HARRISBURG, PA 17128-0101

INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850F
FLORENCE, KY 41042

PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
PO BOX 8684
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PA 17105

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
6TH FLOOR, STRAWBERRY SQUARE
DEPARTMENT 280601
HARRISBURG, PA 17128

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

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

TENANT/OCCUPANT
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By: 
Vincent DiMaiolo, Jr., Esq.

Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

Sworn to me on
April 17, 2025



GERARD A. ROSS
A Notary Public of New Jersey
My Commission Expires on 4/26/2026

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

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Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS

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: MAY 7th 2025

Re: Sheriffs Sale Advertising Dates

NEW AMERICAN FUNDING, LLC
VS.
KEITH A. & LISA E. GROSS

No. 67 of 2025 J.D. and No. 33 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	JUNE 25TH 2025
2 nd Week	JULY 2ND 2025
3 rd Week	JULY 9TH 2025

SALE DATE: **JULY 16TH 2025 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Keith-Lisa
Gross

REAL ESTATE OUTLINE

ED # 2025 ED 33

DATE RECEIVED 4-30-25
DOCKET AND INDEX 2025 CV 67

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	-
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u> </u>	-
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>3019</u>

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

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

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

1087 Ridge Road, Orangeville

15 17 007 000 00

Vdimaiolo@fskslaw.com

Sarah Klingaman

From: Microsoft Outlook
To: 'vdimailol@fskslaw.com'
Sent: Wednesday, May 7, 2025 8:53 AM
Subject: Undeliverable: Gross Sheriff Sale

BL02EPF0001A107.mail.protection.outlook.com rejected your message to the following e-mail addresses:

'vdimailol@fskslaw.com' (vdimailol@fskslaw.com)

BL02EPF0001A107.mail.protection.outlook.com gave this error:
Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BL02EPF0001A107.namprd05.prod.outlook.com 2025-05-07T12:53:24.805Z 08DD8B8379B5FB47]

A communication failure occurred during the delivery of this message. Please to resend the message later. If the problem continues, contact your helpdesk.

Diagnostic information for administrators:

Generating server: EXCHANGE1.courthouse.columbiapa.org

vdimailol@fskslaw.com
BL02EPF0001A107.mail.protection.outlook.com #550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BL02EPF0001A107.namprd05.prod.outlook.com 2025-05-07T12:53:24.805Z 08DD8B8379B5FB47] ##

Original message headers:

Received: from EXCHANGE1.courthouse.columbiapa.org
([fe80::d00f:93e5:73b8:fc3a]) by Exchange1.courthouse.columbiapa.org
([fe80::d00f:93e5:73b8:fc3a%11]) with mapi id 14.03.0439.000; Wed, 7 May 2025
08:53:23 -0400
From: Sarah Klingaman <sklingaman@columbiapa.org>
To: "'vdimailol@fskslaw.com'" <vdimailol@fskslaw.com>
Subject: Gross Sheriff Sale
Thread-Topic: Gross Sheriff Sale
Thread-Index: Adu/TrpoUrkdKzdXTtWco23Q4H8f1g==
Date: Wed, 7 May 2025 12:53:23 +0000
Message-ID:
<46F915E0EA04854CBEDCEB8F2761569B02D92C7340@Exchange1.courthouse.columbiapa.org>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [192.168.111.24]
Content-Type: multipart/related;
boundary="_004_46F915E0EA04854CBEDCEB8F2761569B02D92C7340Exchange1cour_";

Sarah Klingaman

From: Sarah Klingaman
Sent: Wednesday, May 7, 2025 8:53 AM
To: 'vdimail01@fskslaw.com'
Subject: Gross Sheriff Sale

Good morning,

The Sheriff and I are working on your sale. We are missing : Non-Military Affidavit & Waiver of Watchman

If someone could email or fax me a copy we will continue on your sale.

Thank you

Sarah Jane Klingaman

Administrative Assistance to Sheriff

35 West Main Street

Bloomsburg, PA 17815

Phone: # 570-389-5622

Email: shower@columbiapa.org

Hello,

I've tried to email to vdimail01@fskslaw.com
Will not go through.

Hope this fax finds you.

Thank-you

TX Result Report

P 1
05/07/2025 08:42
Serial No. ACT9011005893
TC: 103597

Addressee	Start Time	Time	Prints	Result	Note
6103953566	05-07 08:40	00:01:51	003/003	OK	ORG

Note TMB:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX,
 DPG:Page Separation TX, MIX:Mix:Original TX, CALL:Manual TX, CSRC:CSRC,
 FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original,
 FCODE:F-code, RTX:Re-TX, RLY:Relay, MBX:confidential, BUL:Bulletin,
 IPADR:IP Address Fax, I-FAX:Internet Fax IP-FAX: IP-FAX(SIP)

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,
 TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,
 Refuse: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOUR:Receiving length Over,
 POUR:Receiving page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error,
 DSN:DSN Response Error, PRINT:Compulsory Memory Document Print,
 DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

Sarah Klingaman

From: Sarah Klingaman
Sent: Wednesday, May 7, 2025 8:53 AM
To: 'vdimail01@fskslaw.com'
Subject: Gross Sheriff Sale

Good morning,

The Sheriff and I are working on your sale. We are missing : Non-Military Affidavit & Waiver of Watchman
 If someone could email or fax me a copy we will continue on your sale.

Thank you

Sarah Jane Klingaman
 Administrative Assistance to Sheriff
 35 West Main Street
 Bloomsburg, PA 17815
 Phone: # 570-389-5622
 Email: shower@columbiapa.org

Hello,
 I've tried to email to vdimail01@fskslaw.com
 Will not go through.
 Hope this fax finds you.
 Thank-you

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV67

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, JULY 16, 2025
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone comer at the Southeast corner of land now or formerly owned by Margaret Beishline;

THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown;

THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,

THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;

THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.

CONTAINNG two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859 Parcel ID: 15 17 00700000

PROPERTY ADDRESS: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15 17 007 000 00

Seized and taken into execution to be sold as the property of KEITH A GROSS, LISA E GROSS in suit of NEW AMERICAN FUNDING LLC.

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

Attorney for the Plaintiff:
FEIN, SUCH, KAHN & SHEPARD, PC
ALLENTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION**

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

Writ No. 2025-CV-67

2025-ED-33
(To be completed by attorney)

Judgment Amount \$205,683.88

Interest from 04/18/25 at 6%

Costs to be added \$ _____

(To be completed by Prothonotary)

Plaintiff _____

Attorney _____

Sheriff _____

This Writ _____

FILED
PROTHONOTARY
2025 APR 30 AM 11:02
CLERK OF COURT OFFICE
COUNTY OF COLUMBIA, PA

**PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE- P.R.C.P. 3180-3183**

TO THE PROTHONOTARY OF SAID COURT:

Kindly issue the Writ of Execution in the above-captioned case in the amount of \$205,683.88.

Date: 4/17/25

By: *Robert E. Smithson, Jr.*
FEIN, SUCH, KAHN & SHEPARD, P.C.

Attorneys for Plaintiff

Vincent DiMaiolo, Jr., Esq. | Court I.d. No. 59461

Robert E. Smithson, Jr., Esq. | Court I.d. No. 329691

Brian Kincaid, Esq. | Court I.d. No. 53776

7660 Imperial Way, Suite 121

Allentown, Pennsylvania 18195

(610) 395-3535

vdimaiolo@fkslaw.com

File No. XNAFP070

WRIT OF EXECUTION- MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) ss:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

Date: 4/30/2025

Stephanie Stoup
Prothonotary

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

By: *Melissa Traugh*
Deputy

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone comer at the Southeast corner of land now or formerly owned by Margaret Beishline;
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THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,
THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.
CONTAINING two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

~~TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS~~

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67


CERTIFICATE OF COMPLIANCE

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

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By:


Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fkslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING
Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS COMMUNICATION IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST THE PROPERTY.

Your house (real estate) at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700 is scheduled to be sold at Sheriff's Sale on **July 16, 2025 at 9 am**, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com, to enforce the court judgment of \$205,683.88 obtained by NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how you must pay, you may call Plaintiff's attorney at (610) 395-3535.
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 ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling the Sheriff of COLUMBIA County, at 570-389-5622.
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 of COLUMBIA County, at 570-389-5622.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons

why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE FOLLOWING 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.

Columbia County
North Penn Legal Services - Bloomsburg
168 East Fifth Street
Bloomsburg, Pennsylvania 17815-2206
877- 953-4250

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By:



Vincent DiMaiolo, Jr., Esq.

Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone comer at the Southeast corner of land now or formerly owned by Margaret Beishline;
THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown;
THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,
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CONTAINING two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

NOTICE OF SHERIFF'S SALE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S): KEITH A. GROSS AND LISA E. GROSS
PROPERTY: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859
PARCEL NUMBER 15-17-00700
COUNTY: COLUMBIA

The above-captioned property is scheduled to be sold at the Sheriff's sale on **July 16, 2025 at 9 am**, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com. Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the 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.

Sincerely,
FEIN, SUCH, KAHN & SHEPARD, P.C.

Date: 4/17/25

By:



Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691

Brian Kincaid, Esq.
Court I.d. No. 53776

Attorneys for Plaintiff

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

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THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
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Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
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TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS

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Robert E. Smithson, Jr., Esq.
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Court I.d. No. 53776
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vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700.

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

KEITH A. GROSS AND LISA E. GROSS
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NONE KNOWN AT THIS TIME.

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

NONE KNOWN AT THIS TIME.

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:

COMMONWEALTH OF PENNSYLVANIA
DEPT OF REVENUE
BUREAU OF COMPLIANCE
7TH FLOOR
STRAWBERRY SQUARE
HARRISBURG, PA 17128-0101

INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850F
FLORENCE, KY 41042

PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
PO BOX 8684
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PA 17105

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
6TH FLOOR, STRAWBERRY SQUARE
DEPARTMENT 280601
HARRISBURG, PA 17128

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

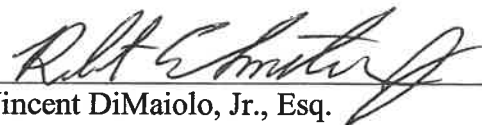
COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 WEST MAIN STREET
BLOOMSBURG, PA 17815

TENANT/OCCUPANT
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By: 
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
Attorneys for Plaintiff

Sworn to me on
April 17, 2025



GERARD A. ROSS
A Notary Public of New Jersey
My Commission Expires on 4/26/2026

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

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CONTAINING two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

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**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION**

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

Writ No. 2025-CV-67

2025-ED-33

(To be completed by attorney)

Judgment Amount \$205,683.88

Interest from 04/18/25 at 6%

Costs to be added \$ _____

(To be completed by Prothonotary)

Plaintiff _____

Attorney _____

Sheriff _____

This Writ _____

FILED
PROTHONOTARY
2025 APR 30 AM 11:02
CLERK OF SEV. COURTS
COUNTY OF COLUMBIA, PA

**PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE- P.R.C.P. 3180-3183**

TO THE PROTHONOTARY OF SAID COURT:

Kindly issue the Writ of Execution in the above-captioned case in the amount of \$205,683.88.

Date: 4/17/25

By: *Robert E. Smithson, Jr.*
FEIN, SUCH, KAHN & SHEPARD, P.C.
Attorneys for Plaintiff
Vincent DiMaiolo, Jr., Esq. | Court I.d. No. 59461
Robert E. Smithson, Jr., Esq. | Court I.d. No. 329691
Brian Kincaid, Esq. | Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
File No. XNAFP070

WRIT OF EXECUTION- MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) ss:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

Date: 4/30/2025

Stephanie Stroup
Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday of 2028

By: *Melissa Traugh*
Deputy

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone comer at the Southeast corner of land now or formerly owned by Margaret Beishline;
THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown;
THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender,
THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.
CONTAINING two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

~~TO BE SOLD AS THE PREMISES OF KEITH A. GROSS AND LISA E. GROSS~~

FEIN, SUCH, KAHN & SHEPARD, P.C.
Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461
Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691
Brian Kincaid, Esq.
Court I.d. No. 53776
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535
vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

CERTIFICATE OF COMPLIANCE

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

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By:



Vincent DiMaiolo, Jr., Esq.

Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

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Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
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COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS COMMUNICATION IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST THE PROPERTY.

Your house (real estate) at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700 is scheduled to be sold at Sheriff's Sale on **July 16, 2025 at 9 am**, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com, to enforce the court judgment of \$205,683.88 obtained by NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how you must pay, you may call Plaintiff's attorney at (610) 395-3535.
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 ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling the Sheriff of COLUMBIA County, at 570-389-5622.
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 of COLUMBIA County, at 570-389-5622.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons

why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE FOLLOWING 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.

Columbia County
North Penn Legal Services - Bloomsburg
168 East Fifth Street
Bloomsburg, Pennsylvania 17815-2206
877- 953-4250

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By:



Vincent DiMaiolo, Jr., Esq.

Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

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Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
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Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS

Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

NOTICE OF SHERIFF'S SALE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S): KEITH A. GROSS AND LISA E. GROSS
PROPERTY: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859
PARCEL NUMBER 15-17-00700
COUNTY: COLUMBIA


The above-captioned property is scheduled to be sold at the Sheriff's sale on **July 16, 2025 at 9 am**, by the Office of the COLUMBIA County Sheriff at Bid4Assets.com. Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the 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.

Sincerely,
FEIN, SUCH, KAHN & SHEPARD, P.C.

Date: 4/17/25

By:


Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.
Court I.d. No. 329691

Brian Kincaid, Esq.
Court I.d. No. 53776

Attorneys for Plaintiff

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

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THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner;
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vdimaiolo@fskslaw.com
XNAFP070

Attorneys for Plaintiff

NEW AMERICAN FUNDING, LLC F/K/A
BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING

Plaintiff

v.

KEITH A. GROSS AND LISA E. GROSS
Defendant(s)

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE

Case No. 2025-CV-67

2025-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1087 RIDGE ROAD, ORANGEVILLE, PA 17859, Parcel Number 15-17-00700.

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

KEITH A. GROSS AND LISA E. GROSS
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

KEITH A. GROSS
37 CARDINAL DRIVE
MILTON, PA 17847

LISA E. GROSS
732 MAIN ROAD
HUNLOCK CREEK, PA 18621

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC.,
D/B/A NEW AMERICAN FUNDING
8201 NORTH FM 620, SUITE 120
AUSTIN, TX 78726

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

NONE KNOWN AT THIS TIME.

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

NONE KNOWN AT THIS TIME.

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:

COMMONWEALTH OF PENNSYLVANIA
DEPT OF REVENUE
BUREAU OF COMPLIANCE
7TH FLOOR
STRAWBERRY SQUARE
HARRISBURG, PA 17128-0101

INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850F
FLORENCE, KY 41042

PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM
PO BOX 8684
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PA 17105

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
6TH FLOOR, STRAWBERRY SQUARE
DEPARTMENT 280601
HARRISBURG, PA 17128

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

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

TENANT/OCCUPANT
1087 RIDGE ROAD
ORANGEVILLE, PA 17859

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

Date: 4/17/25

FEIN, SUCH, KAHN & SHEPARD, P.C.

By: 

Vincent DiMaiolo, Jr., Esq.
Court I.d. No. 59461

Robert E. Smithson, Jr., Esq.

Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

Sworn to me on
April 17, 2025



GERARD A. ROSS
A Notary Public of New Jersey
My Commission Expires on 4/26/2026

Case No. 2025-CV-67
Judgment Amount: \$205,683.88
Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

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Attorneys for Plaintiff

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Plaintiff

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Defendant(s)

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CIVIL ACTION - MORTGAGE
FORECLOSURE

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Date: 4/17/25

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By:



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Court I.d. No. 329691

Brian Kincaid, Esq.

Court I.d. No. 53776

Attorneys for Plaintiff

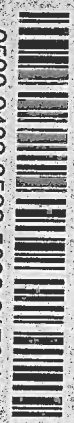
SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Small Business Administration
500 American Ave #301
King Of Prussia, PA 19406

Article Number (Transfer from service label)
9590 9402 9522 5069 0176 15

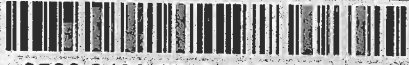


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Article Addressed to:

Office of F.A.I.R.
P.O. BOX 8016
HARRISBURG, PA 17105



9590 9402 8013 2305 6685 63

Article Number (Transfer from service label)

9589 0710 5270 2971 1895 90

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Signature on file
With USPS 17107
B. Received by (Printed Name)
C. Date of Delivery
MAY 09 2025

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
Adult Signature, Adult Signature Restricted Delivery, Certified Mail, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Priority Mail Express, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery

3. Service Type
Adult Signature, Adult Signature Restricted Delivery, Certified Mail, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Priority Mail Express, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
P.O. BOX 2675
HARRISBURG, PA 17105



9590 9402 9405 5002 6729 12

Article Number (Transfer from service label)

9589 0710 5270 2971 1896 37

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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Office of F.A.I.R.
P.O. Box 8016
Harrisburg, PA 17105

Article Number (Transfer from service label)
9590 9402 9522 5069 0176 46

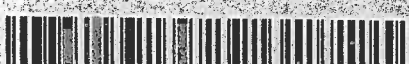


SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue
(Bureau of Compliance)
Dept # 281230
Harrisburg PA 17128



9590 9402 9405 5002 6729 05

Article Number (Transfer from service label)

9589 0710 5270 2971 1896 20

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Signature on file
With USPS 17107
B. Received by (Printed Name)
C. Date of Delivery
JUN 20 2022
D. Is delivery address different from item 1? If YES, enter delivery address below:

A. Signature
X PA DEPT. OF REVENUE
B. Received by (Printed Name)
C. Date of Delivery
MAY 09 2025

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
Adult Signature, Adult Signature Restricted Delivery, Certified Mail, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Insured Mail Restricted Delivery (over \$500), Priority Mail Express, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery

3. Service Type
Adult Signature, Adult Signature Restricted Delivery, Certified Mail, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Priority Mail Express, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery

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U.S. TREASURY DEPARTMENT
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106



9590 9402 9405 5002 6729 29

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Commonwealth of Penna
Inheritance Tax Division
3 Strawberry Sq Room 1032
Harrisburg, PA 17128



9590 9402 9522 5069 0176 53

Article Number (Transfer from service label)
9589 0710 5270 3195 5381 57

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
2/2/25

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
JUN 23 2025
OFFICE OF CHIEF COUNSEL

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
5/12/25

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
PA Dept. of Revenue
(Bureau of Compliance)
Dept # 281230
Harrisburg, PA 17128-1230



9590 9402 9522 5069 0176 39

Article Number (Transfer from service label)
9589 0710 5270 3195 5381 19

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
JUN 20 2025

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
Signature on file with USPS 17107

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
IRS - Advisory Ops Receipts
7940 Kentucky Dr Stop 2650 F
Florence, KY 41042



9590 9402 9405 5002 6728 99

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
P.O. BOX 2675
HARRISBURG, PA 17105



9590 9402 9522 5069 0176 08

Article Number (Transfer from service label)
9589 0710 5270 3195 5380 89

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) C. Date of Delivery
JUN 20 2025

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
MAY 13 2025
CAMPUS SUPPORT

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

FEIN, SUCH, KAHN & SHEPARD, PC

OPERATING ACCOUNT
7660 IMPERIAL WAY SUITE 128
ALLENTOWN, PA 18195

PROVIDENT BANK
WOODBRIIDGE, NJ 07095
55-7230/2212

3019

Two thousand and NO/100

PAY

TO THE ORDER OF
Columbia County Sheriff
35 West Main Street, PO Box 38
Bloomsburg, PA 17815



AUTHORIZED SIGNATURE

04/28/2025

DATE

\$2,000.00

AMOUNT

⑆003019⑆ ⑆221272303⑆ 8825⑈ 2866⑈ ⑆

Security features. Details on back.