

SHERIFF'S SALE

Distribution Sheet

Northern Star Mortgage LLC vs. Aubyn Luis Garcia Johnson
 NO. 326-2025 JD DATE OF SALE: August 20, 2025
 NO. 40-2025 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) August 20, 2025 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Majlata Development, LLC for the price or sum of \$ 112,600.00 Dollars. Majlata Development, LLC being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>112,600.00</u>	
Poundage		<u>2252.00</u>	
Transfer Taxes		<u>-</u>	
Total Needed to Purchase			\$ <u>112,600.00</u>
Amount Paid Down			
Balance Needed to Purchase			<u>112,600.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>448.50</u>	
Poundage		<u>2252.00</u>	\$ <u>2700.50</u>
Newspaper			<u>2023.25</u>
Printing			<u>-0-</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>86.75</u>
		Realty transfer taxes	<u>1810.33</u>
		State stamps	<u>1810.33</u>
Tax Collector ()			<u>-0-</u>
Columbia County Tax Assessment Office			<u>15.00</u>
State Treasurer			<u>40.00</u>
Other: <u>Sawer</u>			<u>13940</u>
<u>lien search</u>			<u>250.00</u>
<u>web posting</u>			<u>100.00</u>
TOTAL EXPENSES:			\$ <u>9135.56</u>

Total Needed to Purchase	\$	<u>112,600.00</u>	
Less Expenses		<u>9135.56</u>	
Net to First Lien Holder		<u>103464.44</u>	
Plus Deposit		<u>2000.00</u>	
Total to First Lien Holder	\$	<u>105464.44</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

[Signature]

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 279877	Invoice Date: 11/06/2025 3:05:54 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	\$3,707.41	202508665	BLOOMSBURG TOWN
	Grantor - JOHNSON, AUBYN LUIS GARCIA		11/06/25 3:05:55 PM	OF
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$112,600.00			
	Tax Basis - \$181,033.25			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,810.33		
	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		
	BLOOMSBURG AREA SCHOOL REALTY TAX	\$905.17		
	TOWN OF BLOOMSBURG	\$905.16		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$3,707.41		
	PAYMENTS			
	CHECK: 9701 - SHERIFF OFFICE	\$86.75		
	CHECK: 9699 - SHERIFF OFFICE	\$1,810.33		
	CHECK: 9700 - SHERIFF OFFICE	\$1,810.33		
	TOTAL PAYMENTS	\$3,707.41		
	AMOUNT DUE	\$3,707.41		
	PAYMENT ON INVOICE	(\$3,707.41)		
	BALANCE DUE ON INVOICE	\$0.00		



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**

LAW OFFICES

A professional limited liability company organized in the

State of Florida

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

James Robertson, Esq.
deceased
Everett Anschutz, Esq. (Ret.)
TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

327

**Columbia County Sheriff Office
35 West Main Street, Bloomsburg, PA 17815**

Re: **NATIONSTAR MORTGAGE LLC**

vs.

AUBYN LUIS GARCIA JOHNSON

**Property: 16 PARK PLACE, BLOOMSBURG, PA 17815
COLUMBIA County C.C.P. No.: 2025-CV-326
Sheriff's Sale Date: August 20, 2025**

Dear Sir or Madam:

As you know, the above referenced property was purchased by a third party at the **August 20, 2025** sheriff's sale for **\$169,300.00**.

Please be advised the plaintiff, **NATIONSTAR MORTGAGE LLC** is entitled to recoup **\$159,839.13**. That figure represents the total mortgage debt as of the date of sheriff's sale.

Please note that this does not include the sheriff's deposit which is to be refunded.

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

Sincerely,

Edward Cotter

Ed Cotter
Post-Sale Legal Assistant
PAPostSale@raslg.com



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
NATIONSTAR MORTGAGE LLC		AUBYN LUIS GARCIA JOHNSON

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

Sheriff's Sale Date: Wednesday, August 20, 2025
Sale Number: 2025ED40
Writ of Execution No. : 2025CV326
Advance Sheriff Costs: \$500.00

Location of the real estate: 16 PARK PLACE, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

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	\$24.00
Posting Handbill	\$15.00
Poundage	\$2,252.00
Press Enterprise Inc.	\$2,023.25
Prothonotary, Acknowledge Deed	\$40.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$450.00
Transfer Tax Form	\$25.00
Web Posting	\$400.00
Service	\$180.00
Service Mileage	\$6.00
Copies	\$6.00
Notary Fee	\$10.00
Distribution Form	\$25.00
Tax Claim Search	\$45.00
Surcharge	\$40.00
Total Sheriff Costs	\$5,038.75

Municipal Costs

Sewer	\$139.40
Total Municipal Costs	\$139.40

Distribution Costs

Recording Fees	\$86.75
Transfer Taxes (Local)	\$1,010.33
Transfer Taxes (State)	\$1,810.33
Recorder, Lien Search	\$250.00

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

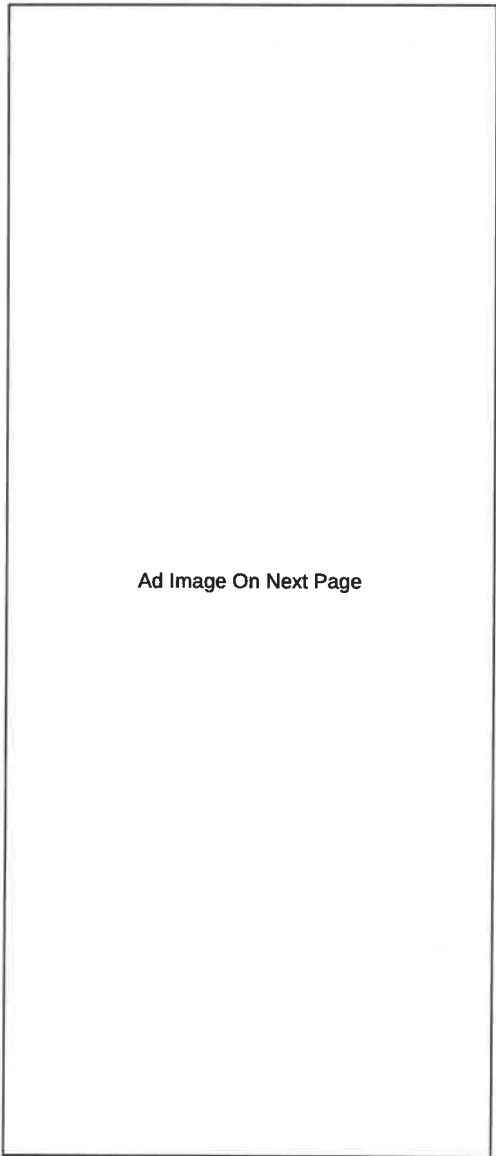
Total Distribution Costs **\$3,957.41**

Grand Total: **\$9,135.56**

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

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: Johnson Sale
Date(s) Published: 07/30/2025, 08/06/2025, 08/13/2025

[Handwritten signature]

Sworn and subscribed to before me
this 14 day of August 20 25.

[Handwritten signature: 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, 2029
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

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 66,500 unique visitors to our website monthly.*

classifieds

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It's FREE to advertise your merchandise UNDER \$100 OR LESS!
ADS MUST BE SUBMITTED ONLINE AT:
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• email: classifieds@pressenterprise.net
• online: pressenterpriseonline.com
• Call: 570-784-6151 Mon-Fri, 9am-5pm
*Based on a 2024 national circulation survey by Nielsen. Press-24

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV328

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/ColumbiaPASheriffsSales on:

WEDNESDAY, AUGUST 20, 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 piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southern right-of-way of Fourteenth Street (unimproved) at the Northeast corner of Lot No. 5 of Park Place, Phase II, said point being 144.95 feet (approximately) northed as 144.9 feet on chain of title) distant on a course bearing North 63 degrees 00 minutes 00 seconds East from the Southeast corner of Fourteenth Street and Harrison Street; THENCE along the Southern right-of-way of Fourteenth Street, North 63 degrees 00 minutes 00 seconds East 22.00 feet to a point at the Northwest corner of Lot No. 7 of Park Place, Phase II; THENCE along the Western line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots Nos. 6 and 7, South 22 degrees 00 minutes 00 seconds East, 85.60 feet to a point on the Northern line of the common area of Park Place Phase II; THENCE along said line, South 63 degrees 00 minutes 00 seconds West, 22.00 feet to a point at the Southeast corner of Lot No. 5; THENCE along the Eastern line of Lot No. 5 and running through the center of the partition wall dividing the townhouse units erected on Lots Nos. 6 and 7, North 22 degrees 00 minutes 00 seconds West, 85.60 feet to the beginning of BEGINNING.

Containing 1,893.20 square feet of land in all.
BEING Lot No. 6, Phase II and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 16 foot wide water line easement as shown on final plan of Park Place, Phase II and III and prepared by J. Bryce James and Associates dated October 15, 1976 and revised April 10, 1985 and May 21, 1985; Recorded December 27, 1985 in Columbia County Map Book 5, Page 484 A & B.
ALSO granted herein is the use, along with all property owners of Park Place, Phase II of the above mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 16 foot wide water line easement as shown on the above referenced plan.
ALSO being subject to all rights and requirements of the common area of Park Place, Phases II and III. Survey made and description written by T. Bryce James, Registered Surveyor No. 4708-E, TOGETHER with all rights and benefits and BEING SUBJECT TO all matters contained in Declaration of covenants, conditions and restrictions covering Park Place, Phase II and III which appear of record in the Office of the Recorder of Deeds in Columbia County, Record Book 359, Page 554.
BEING the same premises which, Shamera K. Alza, Trustee for the Irrevocable Alza Asset Protection Trust, by Deed dated March 25, 2020 and recorded March 30, 2020 in the Columbia County Court House to instrument No. 202004560, granted and conveyed unto Lancia Fann and Lisa Farr, married, Grantors herein.

BEING KNOWN AS: 16 PARK PLACE, BLOOMSBURG, PA 17815
PROPERTY ID: 05E0110612000

PROPERTY ADDRESS: 16 PARK PLACE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E0110612000

Seized and taken into execution to be sold as the property of AUBYN LUIS GARCIA JOHNSON in suit of NATIONSTAR MORTGAGE 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 breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff: RAS CITRON LLC, MT. LAUREL, NJ
TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV131

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/ColumbiaPASheriffsSales on:

WEDNESDAY, AUGUST 20, 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 piece and parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a cut in the walk on the North side of Third Street and running thence along Third Street North 27 degrees 45 minutes West 210 feet to a corner in line of land now or formerly of Percy Wertus; THENCE along line of land now or formerly of said Wertus North 61 degrees 45 minutes West 210 feet to a stake on the corner of an alley; THENCE along alley South 27 degrees 45 minutes West 60 feet to a corner of land now or formerly of Mrs. S.D. Lavery; THENCE along land now or formerly of Mrs. S. D. Lavery South 61 degrees 45 minutes East 210 feet to the place of BEGINNING, and as laid out by a plan of lots situate in Catawissa Borough, Columbia County, Pennsylvania, belonging to Frank Gable and Catherine Gable, his wife, as prepared by A. Cameron Bobb, R.S. on August 22, 1944, and upon which is erected a 1 1/2 story frame dwelling containing 10 rooms.
The improvements thereon being known as 505 3rd Street North, Catawissa, Pennsylvania 17820.

BEING the same premises of J.D. Dumais & K/A Kristin N. Davenport and Jesse A. Davenport, granted and conveyed unto Joshua Wells, in the deed dated May 10, 2017 and recorded in the Columbia County Recorder of Deeds on August 2, 2017 in instrument No. 201705065. BEING known as 505 3rd Street North, Catawissa, PA 17820
PARCEL: 08-02-0340000

PROPERTY ADDRESS: 505 N 3RD STREET, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 08-02-0340000

Seized and taken into execution to be sold as the property of JOSHUA WELLS, KELSEY in suit of NEW REZ 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 breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania
YARDLEY, PA

INDEPENDENT CONTRACTOR NEEDED

Press Enterprise is looking for reliable independent contractors for delivery of our Daily Newspaper.

Route Available NOW
Meter Route #1483: Jerseyville/Washingtonville
• 80 customers daily - approx. 50 miles daily - approx. 1.5 hrs daily - \$800.00/month (before tips) *Must be at least 18 yrs old
• Drivers license/current auto insurance required
Contact District Manager: Katie Korchev 570-394-2186
ROUTE AVAILABLE IMMEDIATELY
Independent contractors receive a 100% of year-end. Press Enterprise carries proudly deliver 7 days per week. Carriers are responsible for making their personal vehicles. All vehicles routes are currently being delivered by long-term, reliable carriers. New contractors will benefit from starting on well-maintained routes.
Add about a sign-on bonus.

PRESS ENTERPRISE

A Career That Connects You With Your Community

NOW HIRING
Advertising Sales Specialist

- B2B Advertising Sales • Base Salary + Commission
- Health Insurance, 401(k), PTO

Send Resume to: HR@pressenterprise.net

JUMBLE

THAT SCRAMBLED WORD GAME
By David L. Hoyt and Jeff Knurek

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

MPHOC
SAEYT
RLEYME
NDYEOK

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

(Answers tomorrow)

Yesterday's Answer: The 20-foot anaconda was blocking traffic and was kindly asked to - MOVE ALONG

Need BIG BUCKS?

Sell Your Stuff!

with CLASSIFIED MERCHANDISE PACKAGES

• Asking price up to \$200 5 DAYS	• Asking price up to \$500 10 DAYS	• Asking price up to \$1000 10 DAYS	• Asking price up to \$2000 10 DAYS
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7 DOLLARS! 12 DOLLARS! 25 DOLLARS! 30 DOLLARS!

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or email at classifieds@pressenterprise.net
or call classifieds at 570-784-6151

Press Enterprise

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pressenterpriseonline.com

Public Notices

MEETING NOTICE
The Berwick Area School District will hold a Policy Committee meeting on August 14, 2025, at 6:00 PM in the Board Room, 500 Line Street, Berwick, PA 18603.

MEETING NOTICE
The Borough of Berwick Civil Service Commission will hold a public meeting on Thursday, August 14, 2025, at 6:00 PM for the purpose of discussing and voting upon any and all business of the Commission. The meeting will be held at Berwick City Hall, 1800 North Market Street, Berwick, PA 18603.

MEETING NOTICE
The Millville Area School Board will hold a Special Board meeting for personnel and a few modified items at 6:00 PM on August 14, 2025 in 2008 only. The meeting link and agenda will be posted and available via district website on the Board of Education page.

Attorney Services

BANKRUPTCY
Chapter 7 - 13
Local Attorney & Service
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570-752-8200
tammilina@verizon.net

Free For Free
FREE: Freezer, Kammer, upright, Works well.
570-591-6532
FREE: Sofa, Bed, Fair condition.
570-359-3148
FREE: Tempered glass doors 24"X26" steel edge
570-394-3765
FREE: Whirlpool window A/C Works. 115 volt. 8"000 BTUs. 25" WX14" H. Must pick up. Text
570-490-6226.

Jobs

Healthcare
NORTHEASTERN HOME CARE
Now Hiring Caregivers
All Ages
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WANTED: MP Metals

- Clean Copper \$3.20 to \$2.90
- Clean Brass \$2.10 to \$1.60
- Cans 60¢
- Clean Alum. 55¢
- Stainless... 32¢
- Tin, Steel, Iron & Cars \$6.00

Industrial Mail Items
Monday-Friday 9am-4pm
Sat. 9-Noon
570-789-2579
Rt. 11 Berwick

Work Wanted

• TOP DOLLAR PAID FOR JUNK VEHICLES, HEAVY EQUIPMENT, Heavy Tractor Sales
Call 570-780-8305

AA-1 ALL CARPENTRY
Hard work, odd jobs, etc.
Dg/meal. 570-758-3678

BUYING JUNK CARS
Berwick Towing
570-441-4287

BUYING JUNK VEHICLES
Berwick/Bloomburg Area
Weekdays 758-7473

TIM TODD HAULING
Brick, asphalt, top, tile, etc.
Call 570-784-1288
Trailer load, dump, curbside, etc.
Garage, house, etc.
Call 570-784-1288
570-784-1288

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KATERN CONSTRUCTION, LLC
Roofing, Siding, etc.
LIC# PA014370
FOR FREE ESTIMATES!
Call 570-361-9411

Maintenance Technician

Ideal candidate will have:
• 3+ years electrical background.
• Knowledge of repairing and maintaining in manufacturing environment including but not limited by:
- Carpentry, Plumbing, Electrical, HVAC
- Masonry • Weld/Brace metals
• Basic math, writing & sensory (i.e. visual, hearing, speaking skills)
The position pays up to \$30/hr. contingent on experience of candidate. Benefits include health, dental and life insurance. 401K and paid hours off to apply and resume.

Apply at pressenterprise.net
(#22020 in the Subject Line)

Auction Calendar

PUBLIC AUCTION AUGUST 16th @ 10AM
55 Five Points Road, Muncy, PA 17758
Lewis & Clark Township, Berks County
Thurford, Zero Turn, Kubota Loader Tractor
REAL ESTATE 12PM @ ACRE RANCH HOME W/ROND
Dennis C. Snyder, Auctioneer/Broker AU005494
Call: 570-441-9367 Office: 570-546-2221 ext. 1
Email: dustinsnyderauction@gmail.com

PUBLIC AUCTION SAT. AUGUST 23rd @ 9:05 AM
238 E. 16th Street, Berwick, PA 18603
TOOLS - FURNITURE - HOUSEHOLD - COLLECTIBLES
REAL ESTATE 12:00 NOON
www.auctiontop.com #1857
KNECHT AUCTIONS LLC 570-784-1011 AY00251

COUNCIL CLIP CONSIGNMENT AUCTION
SAT., SEP. 6, 2025
Opens 8 AM, Begins 8:30 AM
56 Lukes Lane, Westport, PA 18660
NOW ACCEPTING ITEMS
Visit us on Facebook @ Auction Top #30207
Auctioneer: Scott Sorenberg, MAUC0798
For info call: 570-881-6447

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570-275-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
NATIONSTAR MORTGAGE LLC		AUBYN LUIS GARCIA JOHNSON

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

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Web Posting	\$100.00
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Municipal Costs

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

Total Distribution Costs **\$3,957.41**

Grand Total: **\$9,135.56**

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Mike 590

3399

Case Number
2025CV326

NATIONSTAR MORTGAGE LLC
vs.
JOHNSON, AUBYN LUIS GARCIA

done

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 40

Manner: Adult in Charge **Expires:** 08/27/2025 **Warrant:**

Notes: SALE DATE & TIME: 08/20/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
Donald J. Day Complete
Box 516 20 E. 13th St.

Serve To:

Name: PARK PLACE EAST OWNERS ASSOCIATIO

Primary Address: 345 EAST STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: 142 W. Main Per post office
Amy Snyder

Phone: MRK Reality

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amy Snyder

Relation: Property Manager

Date: 8-12-25 **Time:** 16:09

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

Date:	6-25-25	6-25-25	7/24/25	7/28/25	8/8/25	8/11/25	8-12
Time:	1005	1343	4:56	1353	10:55	14:59	08:25
Mileage:							
Deputy:	6	6	4 3	8	305/1	5	3

Service Attempt Notes:

1. Checked post office provided name + address.
2. MRK Reality Closed.
3. Not Open
4. No one in office / door locked
5. Office close called left message
6. 142 up for rent. No answer, door locked.
called left message - 570-590-3399

PARK PLACE EAST OWNER
2025CV326
345 EAST STREET, BLOOMSBURG, PA 17815
EXP: 08/27/2025

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

Date: 08/06/2025

Fee: \$15.00

Cert. NO: 50141

JOHNSON AUBYN LUIS GARCIA
16 PARK PLACE RD
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20210 - 6694
Location: LOT #6 PHASE II
Parcel Id: 05E-01 -108-12,000

Assessment: 25,825
Balances as of 08/06/2025

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: _____

05E.01-108-12
Sheriff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

NATIONSTAR MORTGAGE, LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-326
AUBYN LUIS GARCIA JOHNSON Defendant(s)	

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): AUBYN LUIS GARCIA JOHNSON

Property: 16 PARK PLACE, BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$150,212.35

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on August 20, 2025 at 9:00AM, to enforce the Court Judgment of \$150,212.35, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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

TR
No del tax
Ours No

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Cierra Mendez, Esquire, PA ID No. 334198

Danielle R. Dreier, Esquire, PA ID No. 335063

133 Gaither Drive, Suite F, Mount Laurel, NJ 08054

(855) 225-6906

NATIONSTAR MORTGAGE LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO.: 2025-CV-326
v.	
AUBYN LUIS GARCIA JOHNSON Defendant(s)	

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P 3129.2

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

1. On 06/30/2025, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On 06/27/2025, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."


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

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida Professional Limited Liability Company


Date: 7/24/25

By: 
____ Cierra Mendez, Esquire PA ID No. 334198
X Danielle R. Dreier, Esquire PA ID No. 335063
____ Danielle Coleman, Esquire PA ID No. 323583
____ Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida Professional Limited Liability Company

Date: 7/24/25

By: 
____ Cierra Mendez, Esquire PA ID No. 334198
 _____ Danielle R. Dreier, Esquire PA ID No. 335063
____ Danielle Coleman, Esquire PA ID No. 323583
____ Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Cierra Mendez, Esquire, PA ID No. 334198

Danielle R. Dreier, Esquire, PA ID No. 335063

133 Gaither Drive, Suite F, Mount Laurel, NJ 08054

(855) 225-6906

NATIONSTAR MORTGAGE LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-326
AUBYN LUIS GARCIA JOHNSON Defendant(s)	

AFFIDAVIT OF SERVICE

The undersigned hereby certifies Defendant(s) AUBYN LUIS GARCIA JOHNSON was served a true and correct copy of the above-captioned Notice of Sale as follows:


By handing a copy to Analesa Johnson (Sister) who accepted service for the Defendant at 23 WILSON CIR, MELTON, PA 17847

The proof of service is attached hereto as Exhibit "A".

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 any false statements made herein are subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Professional Limited Liability Company

Date: 7/24/25

By: 

Cierra Mendez, Esquire PA ID No. 334198

Danielle R. Dreier, Esquire PA ID No. 335063

Danielle Coleman, Esquire PA ID No. 323583

Queen Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Professional Limited Liability Company

ATTORNEYS FOR PLAINTIFF

M. Troy Freedman, Esquire, PA ID No. 85165

Cierra Mendez, Esquire, PA ID No. 334198

Danielle R. Dreier, Esquire, PA ID No. 335063


133 Gaither Drive, Suite F, Mount Laurel, NJ 08054

(855) 225-6906

NATIONSTAR MORTGAGE LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-326
AUBYN LUIS GARCIA JOHNSON Defendant(s)	

CERTIFICATE OF COMPLIANCE

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

By: 
____ Cierra Mendez, Esquire PA ID No. 334198
 _____ Danielle R. Dreier, Esquire PA ID No. 335063
____ Danielle Coleman, Esquire PA ID No. 323583
____ Queen N. Stewart, Esquire PA ID No. 328662
Attorney for Plaintiff

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

NATIONSTAR MORTGAGE LLC

Plaintiff

v.

AUBYN LUIS GARCIA JOHNSON

Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2025-CV-326

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: AUBYN LUIS GARCIA JOHNSON
23 WILSON CIR, MELTON, PA 17847

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

Your house (real estate) at **16 PARK PLACE BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on **August 20, 2025** at **9:00 AM**, to enforce the court judgment of **\$150,212.35**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at **<https://www.bid4assets.com/ColumbiaPASheriffSales>**. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

NATIONSTAR MORTGAGE LLC, et. al., Plaintiff(s)
vs.
AUBYN LUIS GARCIA JOHNSON, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS FHe #: 170255-0001

AFFIDAVIT OF SERVICE -- Individual

ROBERTSON, ANSCHUTZ, SCHNEID ET AL
Ms. Samantha Jones
133 Galther Dr., Ste. F
Mount Laurel, NJ 08054

Service of Process on:

-Aubyn Luis Garcia Johnson
Court Case No. 2025-CV-326

State of: PENNSYLVANIA ss.

County of: COLUMBIA

Name of Server: RONALD L. QUINN SR., PAS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 30th day of JUNE, 2025, at 1:44 o'clock P.M

Place of Service: at 23 WILSON CEN., in MILTON, PA 17847
~~at 16 Park Place~~, in ~~Bloomsburg, PA 17815~~

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Aubyn Luis Garcia Johnson

Person Served, and Method of Service:

- By personally delivering them into the hands of the person to be served.
 By delivering them into the hands of ANALESA JOHNSON, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Aubyn Luis Garcia Johnson at the place of service, and whose relationship to the person is: SISTER

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex F; Skin Color BLACK; Hair Color BLACK; Facial Hair _____
Approx. Age 26; Approx. Height _____; Approx. Weight _____

- To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Subscribed and sworn to before me this
30 day of JUNE, 2025

Signature of Server
APS International, Ltd.

Notary Public
(Commission Expires)
11/6/2025
NOTARY VENUE: UNION CO., PA

Commonwealth of Pennsylvania - Notary Seal
Jennifer Boop Keister, Notary Public
Union County
My commission expires November 6, 2027
Commission number 1350464
Member, Pennsylvania Association of Notaries

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

NATIONSTAR MORTGAGE, LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	
AUBYN LUIS GARCIA JOHNSON Defendant(s)	NO.: 2025-CV-326

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): AUBYN LUIS GARCIA JOHNSON

Property: 16 PARK PLACE, BLOOMSBURG, PA 17815

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$150,212.35

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on August 20, 2025 at 9:00AM, to enforce the Court Judgment of \$150,212.35, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

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

**Robertson, Anschutz, Schneider,
Crane & Partners, PLLC**
A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Katie Hart

Registered
 Insured
 COD
 Certified

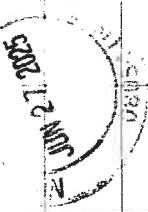
Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	2025-CV-326	Commonwealth of PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230										
2		Tenants/Occupants 16 Park Place Bloomsburg, PA 17815										
3	8/20/2025	Columbia County Tax Claim Bureau 11 W. Main Street, Main Street County Annex Bloomsburg, PA 17815										
4		Columbia County Domestic Relations Section 11 W. Main Street Bloomsburg, PA 17815										
5		Columbia County Probation Department 35 W. Main Street Bloomsburg, PA 17815										
6		Columbia County Court of Common Pleas - Criminal Division 35 West Main Street Bloomsburg, PA 17815										
7		Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815										
8		Park Place East Owners Association, Inc. 345 East Street Bloomsburg, PA 17815										
9												
10												
11												



\$5.20 0
US POSTAGE IMI
FIRST-CLASS
06350014950508
FROM 08054



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Total number of Pieces Listed by Sender: **8**

Total number of Pieces Received at Post Office: **8**

Postmaster, Per (Name of Receiving Employee): *SG*

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
JOHNSON, AUBYN LUIS GARCIA

Case Number
2025CV326

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	40
Manner:	< Not Specified >	Expires:	08/27/2025
Notes:	SALE DATE & TIME: 08/20/2025 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	16 PARK PLACE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	7/16/25	Time:	11:00
Deputy:	9	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2025CV326

16 PARK PLACE, BLOOMSBURG, PA 17815

EXP: 08/27/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
AUBYN LUIS GARCIA JOHNSON

Case Number
2025CV326

SHERIFF'S RETURN OF SERVICE

07/16/2025 11:00 AM - DEPUTY JONATHAN BROADT, 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 16 PARK PLACE, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2025

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2025

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
JOHNSON, AUBYN LUIS GARCIA

Case Number
2025CV326

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	40
Manner:	Adult in Charge	Expires:	08/27/2025
Notes:	SALE DATE & TIME: 08/20/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	16 PARK PLACE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	7/10/25	Time:	14:07
Deputy:	4	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:	7/1/25					
Time:	0925					
Mileage:						
Deputy:	8	2	3	4	5	6

Service Attempt Notes:

1. No Answer / LC
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT
2025CV326
16 PARK PLACE, BLOOMSBURG, PA 17815
EXP: 08/27/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
JOHNSON, AUBYN LUIS GARCIA

Case Number
2025CV326

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 40

Manner: Personal **Expires:** 08/27/2025 **Warrant:**

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

Serve To:	Final Service:
Name: AUBYN LUIS GARCIA JOHNSON	Served: Personally · Adult In Charge · Posted · Other
Primary Address: 16 PARK PLACE BLOOMSBURG, PA 17815	Adult In Charge:
Phone: 570-238-3574 DOB:	Relation:
Alternate Address:	Date: 6-30-25 Time: 0934
Phone:	Deputy: 6 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC **Phone:**

Service Attempts:

	6-25-25	6-27-25	6-30-25	6-30-25		
Date:	6-25-25	6-27-25	6-30-25	6-30-25		
Time:	13:24		0922	0934		
Mileage:						
Deputy:	6	6	6	6	5	6

- Service Attempt Notes:**
1. Apartment appears Vacant.
 2. Per neighbor Def Has not lived there in 3 months
 3. Same address listed in sheet as above
 4. Nothing at post office
 - 5.
 - 6.

JOHNSON, AUBYN LUIS G / 2025CV326 16 PARK PLACE, BLOOMSBURG, PA 17815 EXP: 08/27/2025

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

NATIONSTAR MORTGAGE LLC, Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-326
AUBYN LUIS GARCIA JOHNSON Defendant(s)	2025 - ED - 40

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 16 PARK PLACE BLOOMSBURG, PA 17815
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$150,212.35
Interest from 05/20/2025 to (day of sale) _____ (at \$24.69 per diem)	\$*
Total	\$*
Interest from _____ (day after sale) at \$24.69 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____

Prothonotary

By: Stephanie Stroup/mt
Clerk

Date: 5/29/2025

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

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


COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2025-CV-326

NATIONSTAR MORTGAGE LLC
v.
AUBYN LUIS GARCIA JOHNSON

WRIT OF EXECUTION

Judgment Amount	\$150,212.35
Interest from 05/20/2025 to (day of sale) _____ (at \$24.69 per diem)	\$*
Total	\$*
Interest from _____ (day after sale) at \$24.69 per diem	\$ _____
(Costs to be added)	\$ _____
Writ Total	\$ _____
 COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 16 PARK PLACE BLOOMSBURG, PA 17815

By: 
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
____ Cierra Mendez, Esquire PA ID No. 334198 E-mail cmendez@raslg.com
X Danielle R. Dreier, Esquire PA ID No. 335063 E-mail ddreier@raslg.com
ATTORNEY FOR PLAINTIFF
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

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

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Mt. Laurel, NJ 08054
(855)225-6906

NATIONSTAR MORTGAGE LLC Plaintiff	COURT OF COMMON PLEAS OF COLUMBIA COUNTY
v.	NO.: 2025-CV-326
AUBYN LUIS GARCIA JOHNSON Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE, BLOOMSBURG, PA 17815

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

Your house (real estate) at **16 PARK PLACE BLOOMSBURG, PA 17815** is scheduled to be sold at the Sheriff's Sale on August 20th at 9:00 am, to enforce the court judgment of **\$150,212.35**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at <https://www.bid4assets.com/ColumbiaPASheriffSales>. If the sale is postponed, the new date will be announced at the time of sale.

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

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

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

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

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

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

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV326

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, AUGUST 20, 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 piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Fourteenth Street (unimproved) at the Northeast corner of Lot No. 5 of Park Place, Phase II, said point being 144.99 feet (erroneously noted as 144.9 feet on chain of title) distant on a course running North 68 degrees 00 minutes 00 seconds East from the Southeast corner of Fourteenth Street and Harriet Street; THENCE along the Southerly right-of-way of Fourteenth Street, North 68 degrees 00 minutes 00 seconds East, 22.00 feet to a point at the Northwest corner of Lot No. 7 of Park Place, Phase II; THENCE along the Westerly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots Nos. 6 and 7, South 22 degrees 00 minutes 00 seconds East, 85.60 feet to a point on the Northerly line of the common area of Park Place Phases II and III; THENCE along said line, South 68 degrees 00 minutes 00 seconds West, 22.00 feet to a point at the Southeast corner of Lot No. 5 of Park Place, Phase II; THENCE along the Easterly line of Lot No. 5 and running through the center of the partition wall dividing the townhouse units erected on Lots Nos. 5 and 6, North 22 degrees 00 minutes 00 seconds West, 85.60 feet to the place of BEGINNING.

Containing 1,883.20 square feet of land in all.

BEING Lot No. 6, Phase II and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on final plan of Park Place, Phase II and III and prepared by T. Bryce James and Associates dated October 15, 1976 and revised April 10, 1985 and May 21, 1985. Recorded December 27, 1985 in Columbia County Map Book 5, Page 484 A & B.

ALSO granted herein is the use, along with all property owners of Park Place, Phase II of the above mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above referenced plan.

ALSO being subject to all other regulations and requirements of the common area of Park Place, Phases II and III.

Survey made and description written by T. Bryce James, Registered Surveyor No. 4708-E.

TOGETHER with all rights and benefits and BEING SUBJECT TO all matters contained in Declaration of covenants, conditions and restrictions covering Park Place, Phases II and III and which appear of record in the Office of the Recorder of Deeds in Columbia County at Record Book 359, Page 554.

BEING the same premises which, Shahera K. Afza, Trustee for the Irrevocable Afza Asset Protection Trust, by Deed dated March 25, 2020 and recorded March 30, 2020 in the Columbia County Court House to Instrument No. 202002450, granted and conveyed unto Lance Farr and Lisa Farr, married, Grantors herein.

BEING KNOWN AS: 16 PARK PLACE BLOOMSBURG, PA 17815

PROPERTY ID: 05E01 10812000

TITLE TO SAID PREMISES IS VESTED IN AUBYN LUIS GARCIA JOHNSON BY DEED FROM LANCE FARR AND LISA FARR, MARRIED, DATED JULY 1, 2021 RECORDED JULY 6, 2021 INSTRUMENT NO. 202106694

PROPERTY ADDRESS: 16 PARK PLACE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E0110812000

Seized and taken into execution to be sold as the property of AUBYN LUIS GARCIA JOHNSON in suit of NATIONSTAR MORTGAGE LLC.



Rescheduling Notice

Mag. Dist. No:	MDJ-26-3-04
MDJ Name:	Honorable William W. Wilt III
Address:	Montour County Courthouse 253 Mill Street Danville, PA 17821
Telephone:	570-271-3022

MC Federal Credit Union
v.
Aubyn L. Johnson

Aubyn L. Johnson
16 Park PL
Bloomsburg, PA 17815

Docket No: MJ-26304-CV-0000017-2025
Case Filed: 2/19/2025

Your Role: Defendant

A civil complaint has been filed against you in the above captioned case.

A Civil Action Hearing was previously scheduled on June 12, 2025 / 10:00 AM. It has been rescheduled to be held on/at:

Date: Thursday, July 10, 2025	Place: Magisterial District Court 26-3-04, Danville Montour County Courthouse 253 Mill Street Danville, PA 17821 570-271-3022
Time: 10:00 AM	

Continuance requested by Magisterial District Court 26-2-01
Reason: Complaint Not Served

Notice To Defendant

You have been sued in court. If you wish to appear at the hearing and defend against the claims set forth in the complaint, you should notify this court in writing. You may give notice by completing the enclosed Notice of Intent to Defend form and returning it to the court. Alternatively, you may send the court a signed statement identical in content to the enclosed form. If you do not intend to dispute this claim, you do not need to appear in court and a judgment may be entered against you in your absence.

If you give written notice of intent to defend and attend the hearing, but the plaintiff does not appear at the hearing, then the magisterial district judge will enter judgment in your favor or continue the case for cause. If you do not give written notice of intent to defend and attend the hearing, but the plaintiff does not appear at the hearing, the magisterial district judge will continue the case. If you do not appear at the hearing, either a judgment will be entered against you or the case will be continued for cause. If a judgment is entered against you, you may lose money or property or other rights important to you.

If you have a claim against the plaintiff that is within the magisterial district court jurisdiction and that you intend to assert at the hearing, you must file it on a complaint form at this office at least five days before the date set for the hearing. No claim by the defendant will be permitted in a supplementary action filed for failure of a judgment creditor to enter satisfaction.

If you need information about hiring a lawyer to represent you in this matter, contact either your county bar association or legal services agency.

Notice To Plaintiff

Pursuant to Pa.R.Civ.P.M.D.J. 318, you or your attorney will be notified if the defendant gives notice of his/her intention to defend.

If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation.

