

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
Press Enterprise Inc.	\$2,023.25
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	\$6.00
Copies	\$6.00
Notary Fee	\$10.00
Distribution Form	\$25.00
Tax Claim Search	\$15.00
Surcharge	\$40.00

Pds-
2252.00
250
1810.33
1810.33

Total Sheriff Costs **\$2,786.75**

Municipal Costs

Sewer	\$139.40
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Total Municipal Costs **\$139.40**

Distribution Costs

Recording Fees	\$86.75
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Total Distribution Costs **\$86.75**

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

Grand Total:

\$3,012.90

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

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

August 13, 2025

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

RE: DOCKET NO. 2025-CV-326
AUBYN LUIS GARCIA JOHNSON
16 Park Place, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is rescheduled for Sheriff's Sale on August 20, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of **\$139.40**.

If you have any questions, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,

Amy B. Seamans

Amy B. Seamans
Billing and Collections Director



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

**Notify This Office
IMMEDIATELY
If You Intend to Appear
For The Hearing**

Your Role: Defendant

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

A Civil Action Hearing was previously scheduled on March 13, 2025 / 1:00 PM. It has been rescheduled to be held on/at:

Date: Thursday, June 12, 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 William W. Wilt III
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.





CIVIL COMPLAINT

Mag. Dist. No: MDJ-26-3-04
 MDJ Name: Honorable William W. Wiit III
 Address: 253 Mill St
 Danville, PA 17821
 Telephone: (570) 271-3022

PLAINTIFF: NAME and ADDRESS
 MC FEDERAL CREDIT UNION
 390 WALNUT ST
 DANVILLE, PA 17821

DEFENDANT: V. NAME and ADDRESS
 Aubyn L Johnson
 16 Park PL
 Bloomsburg, PA 17815

Docket No: CV-17-2025
 Case Filed: 2-19-2025

	AMOUNT	DATE PAID
FILING COSTS	\$ 29.25	
POSTAGE	\$ 13	
SERVICE COSTS	\$	
CONSTABLE ED.	\$	
TOTAL	\$ 42.25	

Pa.R.C.P.M.D.J. No. 206 sets forth those costs recoverable by the prevailing party.

To The Defendant: The above named plaintiff(s) asks judgment against you for \$ 1,831.42 together with costs upon the following claim (Civil fines must include citation of the statute or ordinance violated):

On 03/31/2023 Defendant entered into a LoanLiner Agreement (Signature) with the Plaintiff. Defendant was to make payments in the amount of \$ 284.92 on the 15th day of each month for 60 months. The Defendant failed to meet His loan obligation and made only 15 payments, the last of which was on 09/06/2024. Wherefore, Plaintiff demands judgment in its favor and against the Defendant, under the terms of the LoanLiner Agreement, in the amount of \$ 1,831.42, PLUS interest as it continues to accrue at a daily rate of 14.49 since 09/06/2024, reasonable attorney fees of \$ 500.00 and costs of suit.

I, Katelin Colley, Member Resolution Specialist verify that the facts set forth in this complaint are true and correct to the best of my knowledge, information, and belief. This statement is made subject to the penalties of Section 4904 of the Crimes Code (18 PA. C.S. § 4904) related to unsworn falsification to authorities.

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


 (Signature of Plaintiff or Authorized Agent)

The plaintiff's attorney shall file an entry of appearance with the magisterial district court pursuant to Pa.R.C.P.M.D.J. 207.1

If you intend to enter a defense to this complaint, you should notify this office immediately at the above telephone number. You must appear at the hearing and present your defense. Unless you do, judgment may be entered against you by default.

If you have a claim against the plaintiff which is within the magisterial district judge jurisdiction and which 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.

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.



NOTICE OF INTENT TO DEFEND

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

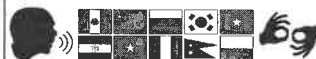
Magisterial District Court 26-3-04
Montour County Courthouse
253 Mill Street
Danville, PA 17821

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

I, _____ intend to present a defense at the hearing in the above captioned case.

Date

Signature



COMMONWEALTH OF PENNSYLVANIA



COUNTY OF MONTOUR

HONORABLE WILLIAM W. WILT, III

Magisterial District Court 26-3-04
Montour County Courthouse
253 Mill Street
Danville, PA 17821
Phone: 570-271-3022
Fax: 570-271-3008

INTENT TO DEFEND

1. If you intend to enter a defense on this Complaint, with or without an attorney, you must NOTIFY THIS COURT by filling out, signing and returning this form to our office.

OR

2. You may pay the Plaintiff the specified amount (on your complaint), plus the costs. If you were served by a Constable, contact the office to get the exact amount needed to pay the Plaintiff.

OR

3. Once you have been served, failure to notify this Court in writing that you intend to defend, will result in a Judgment being entered against you in default. You will be sent a notice of Judgment and will have 30 days to appeal this Judgment at the Montour County Courthouse. To appeal, take the Judgment and file an appeal at the Prothonotary's Office, Montour County Courthouse, Danville, PA 17821.

(tear off and return this portion to our office)

I will attend this hearing: _____

DEFENDANT'S NAME(S)

Phone # _____

Today's Date: ____/____/____

Docket No. CV-_____

Hearing Date: ____/____/____

Time: _____ am/pm

Remember to defend yourself against this claim, fill out this form and return it to our office as soon as possible. Return to: District Court 26-3-04

253 Mill Street
Danville, PA 17821

SERVING:

ANTHONY TOWNSHIP
DERRY TOWNSHIP
MAHONING TOWNSHIP
WASHINGTONVILLE BOROUGH

COOPER TOWNSHIP
LIBERTY TOWNSHIP
MAYBERRY TOWNSHIP
WEST HEMLOCK TOWNSHIP

DANVILLE BOROUGH
LIMESTONE TOWNSHIP
VALLEY TOWNSHIP

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: < Not Specified > **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

Serve To:

Name: BEVERLY DEITRICH

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: 6/23/25

Date: 6/23/25 **Time:** 12:02

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. _____

DEITRICH, BEVERLY

2025CV326

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 08/27/2025

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

FILED
PROTHONOTARY

2025 MAY 29 PM 12:39

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

AFFIDAVIT PURSUANT TO RULE 3129.1

NATIONSTAR MORTGAGE LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **16 PARK PLACE BLOOMSBURG, PA 17815**.

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

AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE BLOOMSBURG PA, 17815

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

AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE BLOOMSBURG PA, 17815

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

NONE

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

NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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

NONE

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

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

TENANTS/OCCUPANTS
16 PARK PLACE BLOOMSBURG, PA 17815

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

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W. MAIN STREET BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT
35 W. MAIN STREET BLOOMSBURG, PA 17815


COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION
35 WEST MAIN STREET BLOOMSBURG, PA 17815

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

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:

PARK PLACE EAST OWNERS ASSOCIATION, INC.
345 EAST STREET
BLOOMSBURG, PA 17815

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

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

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

Date: 06/06/2025

Fee: \$15.00

Cert. NO: 49554

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 06/06/2025

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: dh.

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 06/05/2025

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

Ad ID: 298150
Description: Johnson Sale
Run Dates: 07/30/2025 - 08/13/2025
Class: 0002
Orig User: sshotwel
Words: 993
Lines: 106
Agate Lines: 285
Depth: 11.78
Blind Box:

Total Ad Cost \$2,023.25
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	07/30/2025	08/13/2025	3	2,023.25

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:	< Not Specified >	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:	BLOOMSBURG AREA SCHOOL DISTRICT
Primary Address:	728 E. 5TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Amy Kofskie		
Relation:	Assistant Business Manager		
Date:	6/6/25	Time:	0926
Deputy:	8	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2025CV326

728 E. 5TH STREET, 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:	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:	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:	Jill Klinger
Relation:	Secretary
Date:	8/20/25
Time:	11:20
Deputy:	8
Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2025CV326 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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: 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

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Des Howes
Relation: Clerk
Date: 8/20/25 **Time:** 1119
Deputy: 8 **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. _____

COLUMBIA COUNTY TAX C

2025CV326

PO BOX 380, 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:	< Not Specified >	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:	COLUMBIA COUNTY ADULT PROBATION
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Stellar Truchean		
Relation:	officer		
Date:	6/6/25	Time:	1114
Deputy:	8	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY ADULT

2025CV326

PO BOX 380, 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 Stoup/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.

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

FILED
PROTHONOTARY

2025 MAY 29 PM 12:39

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

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

AFFIDAVIT PURSUANT TO RULE 3129.1

NATIONSTAR MORTGAGE LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **16 PARK PLACE BLOOMSBURG, PA 17815**.

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

AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE BLOOMSBURG PA, 17815

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

AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE BLOOMSBURG PA, 17815

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

NONE

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

NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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

NONE

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

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

TENANTS/OCCUPANTS
16 PARK PLACE BLOOMSBURG, PA 17815

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

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W. MAIN STREET BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT
35 W. MAIN STREET BLOOMSBURG, PA 17815


COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION
35 WEST MAIN STREET BLOOMSBURG, PA 17815

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

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:

PARK PLACE EAST OWNERS ASSOCIATION, INC.
345 EAST STREET
BLOOMSBURG, PA 17815

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

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

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: June 5, 2025

Re: Sheriffs Sale Advertising Dates

NATIONSTAR MORTGAGE LLC
VS.
AUBYN LUIS GARCIA JOHNSON

No. 326 of 2025 J.D. and No. 40 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	JULY 30 TH 2025
2 nd Week	AUGUST 6 TH 2025
3 rd Week	AUGUST 13 TH 2025

SALE DATE: **AUGUST 20TH 2025 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Johnson
16 Park Place

REAL ESTATE OUTLINE

ED # 2025 ED 40

DATE RECEIVED 5-29-2025
DOCKET AND INDEX 2025 CV 326

CHECK FOR PROPER INFO.

- WRIT OF EXECUTION X
- COPY OF DESCRIPTION X
- WHEREABOUTS OF LKA X
- NON-MILITARY AFFIDAVIT _____
- NOTICES OF SHERIFF SALE X
- WAIVER OF WATCHMAN X
- AFFIDAVIT OF LIENS LIST X
- CHECK FOR \$1,350.00 OR 2000 X

CK# 857674

CK# 857241

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

SALE DATE Aug 20th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>7-30</u>
2 ND WEEK	<u>8-6</u>
3 RD WEEK	<u>8-13</u>

Town of Bloomsburg

05 E 0110812000

WRIT OF EXECUTION _____
 COPY OF DESCRIPTION _____
 WHEREABOUTS OF LKA _____
 NON-MILITARY AFFIDAVIT _____
 NOTICES OF SHERIFF SALE _____
 WAIVER OF WATCHMAN _____
 AFFIDAVIT OF LIENS LIST _____
 CHECK FOR \$1,350.00 OR _____
 IF ANY OF ABOVE IS MISSING DO NOT PROCEED

SALE DATE _____ TIME _____
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

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

COPY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

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

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 Stoup/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
 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.

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)	2025 - ED - 40

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 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

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

FILED
PROTHONOTARY

2025 MAY 29 PM 12:38

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

NATIONSTAR MORTGAGE LLC
Plaintiff

v.

AUBYN LUIS GARCIA JOHNSON
Defendant(s)

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO.: 2025-CV-326

2025 - ED - 40

CERTIFICATION

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

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

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

By: 

Cierra Mendez, Esquire PA ID No. 334198

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

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

LAST KNOWN MAILING ADDRESS

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

**AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE
BLOOMSBURG, PA 17815**

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

By: 
____ Cierra Mendez, Esquire PA ID No. 334198
X Danielle R. Dreier, Esquire PA ID No. 335063
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

FILED
PROTHONOTARY

2025 MAY 29 PM 12:39

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

AFFIDAVIT PURSUANT TO RULE 3129.1

NATIONSTAR MORTGAGE LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **16 PARK PLACE BLOOMSBURG, PA 17815**.

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

AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE BLOOMSBURG PA, 17815

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

AUBYN LUIS GARCIA JOHNSON
16 PARK PLACE BLOOMSBURG PA, 17815

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

NONE

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

NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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

NONE

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

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

TENANTS/OCCUPANTS
16 PARK PLACE BLOOMSBURG, PA 17815

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

COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
11 W. MAIN STREET BLOOMSBURG, PA 17815

COLUMBIA COUNTY PROBATION DEPARTMENT
35 W. MAIN STREET BLOOMSBURG, PA 17815


COLUMBIA COUNTY COURT OF COMMON PLEAS – CRIMINAL DIVISION
35 WEST MAIN STREET BLOOMSBURG, PA 17815

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

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:

PARK PLACE EAST OWNERS ASSOCIATION, INC.
345 EAST STREET
BLOOMSBURG, PA 17815

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

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

Case Number: 2025-CV-326

Judgment Amount: \$150,212.35

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

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

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)	


SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 16 PARK PLACE BLOOMSBURG, PA 17815

BEING PARCEL NUMBER: 05E01 10812000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

Case Number: 2025-CV-326

Judgment Amount: \$150,212.35

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

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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

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
---	---

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
X Danielle R. Dreier, Esquire PA ID No. 335063
Attorney for Plaintiff

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

*A professional limited liability company organized in the
State of Florida*

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

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

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

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

Re: NATIONSTAR MORTGAGE LLC

v.

AUBYN LUIS GARCIA JOHNSON
COLUMBIA County Docket No. 2025-CV-326

Dear Sir or Madam:

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

INSTRUCTIONS FOR SERVICE:

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

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES
*A professional limited liability company organized in the
State of Florida*

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

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

COPY

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

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

Re: NATIONSTAR MORTGAGE LLC

v.

AUBYN LUIS GARCIA JOHNSON
COLUMBIA County Docket No. 2025-CV-326

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Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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


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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)	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 5/20/25

By: 
 Danielle R. Dreier, Esquire PA ID No. 335063
 Cierra Mendez, Esquire PA ID No. 334198
Attorney for Plaintiff

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES
*A professional limited liability company organized in the
State of Florida*

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

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

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

PROTHONOTARY OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG, PA, 17815

RE: NATIONSTAR MORTGAGE LLC
PLAINTIFF

VS.

AUBYN LUIS GARCIA JOHNSON
DEFENDANT

COLUMBIA COUNTY DOCKET NUMBER: 2025-CV-326

Dear Sir or Madam:

Enclosed please find the Praecipe for In Rem Judgment for Failure to Answer and Assessment of Damages and Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed copies of each to be time-stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter

Sincerely,

Aaliyah Paxton
Legal Assistant
apaxton@raslg.com

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

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.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

RASTM
**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
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James Robertson, Esq.
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Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

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

Re: NATIONSTAR MORTGAGE LLC

v.

AUBYN LUIS GARCIA JOHNSON
COLUMBIA County Docket No. 2025-CV-326

Dear Sir or Madam:

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

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

Thank you for your assistance in this matter.

Sincerely,

Aaliyah Paxton
Paralegal
apaxton@raslg.com

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**ROBERTSON, ANSCHUTZ, SCHNEID,
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John T. Crane, Esq. GA, and
TX Bar

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

Re: NATIONSTAR MORTGAGE LLC

v.

AUBYN LUIS GARCIA JOHNSON
COLUMBIA County Docket No. 2025-CV-326

Dear Sir or Madam:

Enclosed please find a check made payable to Sheriff of COLUMBIA County for the additional \$500.00 deposit that was omitted from the original package recently provided to your office.

Thank you for your assistance in this matter.

Sincerely,

Donna Matthews
Paralegal
dmatthews@raslg.com

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RAS-CITRON, LLC

A subsidiary of Roberston, Anschutz, Schneid, Crane & Partners, PLLC
PA Cost Advance Account
130 Clinton Road, Suite 202 Fairfield, NJ 07004

Date 05/05/2025

857241
63-8413/2670

***1,500.00**

*****One thousand five hundred and 00/100 USD*****

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

AUTHORIZED SIGNATURE

Memo 24-261942**Sheriff Sale D/2025-CV-326/LN#***35189/JOHNSON, AUBYN

⑈857241⑈ ⑆267084131⑆ 260179707⑈



RAS Citron, LLC

A subsidiary of Robertson, Anschutz, Schneid, Crane & Partners, PLLC
PA Cost Advance Account
130 Clinton Road, Suite 202 Fairfield, NJ 07004

Date 06/03/2025

857676
63-441312870

*****Five hundred and 00/100 USD*****

***500.00**

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

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

Memo 24-261942**Sheriff Sale D/2025-CV-326/LN#***35189/JOHNSON, AUBYN

AUTHORIZED SIGNATURE


⑈857676⑈ ⑆267084131⑆ 260179707⑈

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:

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



9590 9402 8412 3156 8121 33

Article Number (Transfer from service label)
9589 0710 5270 2971 1854 48

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Signature on file With USPS 17107 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery
JUN 10 2025

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

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


PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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 8412 3156 8121 57

Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)
NIKI VOYAKES

C. Date of Delivery
JUN 9 2025

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

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


PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

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



9590 9402 8412 3156 8121 88

Article Number (Transfer from service label)
9589 0710 5270 2971 1854 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)
[Signature]

C. Date of Delivery
6/9/25

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

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)
BOLEAR

C. Date of Delivery
6/9/25

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


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

1. Article Addressed to:

Small Business Administration
600 Arch Street, Room 3259
Philadelphia, PA 19106



9590 9402 8412 3156 8121 26