UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD SUITE 200 CHERRY HILL, NEW JERSEY 08003 856.669.5400

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN MINATO***
SALVATORE CAROLLO****

*ADMITTED IN PA AND FL
**ADMITTED IN PA
***ADMITTED IN PA AND NJ
****ADMITTED IN NJ
TINA MARIE RICH
OFFICE ADMINSTRATOR

FREDDIE MAC PENNSYLVANIA DESIGNATED COUNSEL PENNSYLVANIA OFFICE 215-568-9500

"PLEASE RESPOND TO NEW JERSEY OFFICE"

April 18, 2012

Timothy Chamberlain Columbia County Sheriff 35 West Main Street Bloomsburg PA 17815

RE: Corrective Shcriff's Deed Request 536 Mountain Shadow Lane (prior owner Jennifer Snell)

This is a request for a Corrective Sheriff's Deed. The two issues with the original Deed are:

- 1) The Notary Acknowledgement is dated PRIOR to the Sheriff signing.
- 2) The first sentence of the Legal Description is missing a section.

I have enclosed a check for \$55.00, Legal Description, new Statement of Value and original recorded Deed copy.

We are now under Contract for the property to be sold to a new Buyer this month if possible.

Please have the Corrective Deed prepared and recorded and email a copy to <u>HEnsign@udren.com</u>.

If I may provide you with any additional information to help expedite this request, please let me know.

Thank You

Heather Lac

Direct 856-669-5640



ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN BEAVER VALLEY, BEAVER TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, AND LOCATED IN THE DEVELOPMENT KNOWN AS PINE LAKE BLOCK "A" BEING LOT NO. ONE HUNDRED EIGHT (108) ON THE FILED OR TO FILED DRAWING NO. 1321 OF EBECO ASSOCIATES, INC. BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

STARTING AT A POINT IN THE NORTHERN RIGHT OF WAY OF SHOREHAM ROAD, THE SOUTHWEST CORNER OF LOT NO. 104, THENCE ALONG THE NORTHERN RIGHT OF WAY OF SHOREHAM ROAD AND LOT NO. 104 NORTH EIGHTY ONE DEGREES THIRTY MINUTES EAST (N 81° 30' E) FOR A DISTANCE OF SIXTY FIVE AND NO TENTHS FEET (65.00') TO A POINT; THENCE ALONG SHOREHAM ROAD NORTHERN RIGHT OF WAY NORTH EIGHTY SIX DEGREES FORTY TWO MINUTES EAST (N86° 42'E) FOR A DISTANCE OF THREE HUNDRED THIRTY EIGHT AND NINETY EIGHT HUNDREDTHS FEET (338.98') TO A POINT; THENCE ALONG THE NORTHERN RIGHT OF WAY OF SHOREHAM ROAD SOUTH EIGHTY EIGHT DEGREES FORTY FOUR MINUTES EAST (S 88°44'E) FOR A DISTANCE OF NINETEEN AND ONE TENTH FEET (19.1') TO A POINT AND THE PLACE OF BEGINNING.

THENCE (1) ALONG THE COMMON PROPERTY LINE OF LOT NO. 107 AND SAID LOT NORTH ONE DEGREE SIXTEEN MINUTES EAST (N1° 16'E) FOR A DISTANCE OF ONE HUNDRED THIRTY FIVE AND NO TENTHS FEET (135.00') TO A POINT;

THENCE (2) SOUTH EIGHTY EIGHT DEGREES FORTY FOUR MINUTES EAST (S88° 44'E) FOR A DISTANCE OF NINETY AND NO TENTHS FEET (90.00') TO A POINT;

THENCE (3) ALONG THE COMMON PROPERTY LINE OF LOT NO. 109 AND SAID LOT SOUTH ONE DEGREE SIXTEEN MINUTES WEST (S1° 16'W) A DISTANCE OF ONE HUNDRED THIRTY FIVE AND NO TENTHS FEET (135.00') TO A POINT;

THENCE (4) ALONG THE NORTHERN RIGHT OF WAY OF SHOREHAM ROAD NORTH EIGHTY EIGHT DEGREES FORTY FOUR MINUTES WEST (N 88°44'W) FOR A DISTANCE OF NINETY AND NO TENTHS (90.00') TO A POINT AND THE PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY:

PARCEL NUMBER: 01-18A-071-00-000

PROPERTY ADDRESS: 536 MOUNTAIN SHADOW LANE, BLOOMSBURG, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Barill	vs_Jennifer	Snell_
NO. 75-// ED		
DATE/TIME OF SALE: Aug , 3	0900_	
BID PRICE (INCLUDES COST)	\$ 160,000.00	-
POUNDAGE – 2% OF BID	\$ <u> </u>	-
TRANSFER TAX – 2% OF FAIR ME	KT \$	-
MISC. COSTS	\$ 350,60	
TOTAL AMOUNT NEEDED TO PU	JRCHASE	s 4374, 20
PURCHASER(S):		
NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):	1 / S 2 2 2 3	Jick
TOTAL DUE:		s_4324,20
LESS DEPOS	IT:	\$ 1500,60
DOWN PAYN	MENT:	\$
TOTAL DUE	IN 8 DAYS	\$ <u> 7824,20</u>

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant

JENNIFER SNELL

Attorney for the Plaintiff:

UDREN LAW OFFICES, PC 111 WOODCREST ROAD CHERRY HILL, NJ 08003 Sheriff's Sale Date:

Wednesday, August 3, 2011

Writ of Execution No.: 2011CV106 Advance Sheriff Costs: 1,350.00

Location of the real estate: 538 SHADOW LANE, BLOOMSBURG, PA 17815

Sheriff Costs

Deal office		15.00
Docketing		15.00
Levy		15.00
Posting Handbill		16.00
Service Mileage		10.00
Crying Sale		120.00
Service	• •	2,000.00
- Poundage		10.00
Prothonotary, Acknowledge Deed		17.50
Advertising Sale Bills & Copies		35.00
Sheriff's Deed		25.00
Distribution Form		90.00
Surcharge		15.00
Advertising Sale (Newspaper)		1,277.70
Press Enterprise Inc.		
Web Posting		100.00
Notary Fee		10.00
Transfer Tax Form		25.00
Mailing Costs		24.00
Copies		4.00
Solicitor Services		75.00
Sheriff Automation Fund		50.00
Other	RECORDING	- 55.00
Other	LUZERNE COUNTY-SERVICE	65.00
	Total Sheriff Costs	4,069.20
Municipal Costs		
Delinquent Taxes	LUZERNE COUNTY-SERVICE	5.00
	Total Municipal Costs	5.00
Judgment Costs		
Debt		195,772.38
	Total Judgment Costs	195,772.38
Distribution Costs		
Recorder, Lien Search		250.00
	Total Distribution Costs	250.00

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

(c) Countying as Shariff, Telenson, inc

UDREN LAW OFFICES. P.C.

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620 856.669.5400 FAX: 856, 669, 5399

TINA MARIE RICH OFFICE ADMINISTRATOR

MARK J. UDREN, ESOUIRE

NJ MANAGING ATTORNEY

FREDDIE MAC PENNSYLVANIA *DESIGNATED COUNSEL*

August 10, 2011

Office of the Sheriff Columbia County Courthouse Courthouse P.O. Box 380 Bloomsburg, PA 17815

RE: U.S. Bank National Association, as Trustee for Securitization Servicing Agreement dated as of June 1, 2006 Securities Corporation, Structured Asset Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

VS.

Jennifer Snell

536 Mountain Shadow Lane Property: Bloomsburg (Beaver Township), PA 17815 Columbia County C.C.P. No.: 2011 CV 106

Sheriff's Sale Date: 08/03/2011

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of U.S. Bank National Association, as trustee under Securitization Servicing Agreement dated as of June 1, Structured Asset Securities Corporation, Structured Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3, 2001 Australian Avenue Bay 1 Riviera Beach FL, 33404.

Enclosed please find our check in the amount of \$2824.20 payable to the Sheriff of Columbia County. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Helvn White

Legal Assistant

Enclosure



Bureau of Individual Taxes PO BOX 280603 Harrisburg PA 17128-0603

EALTY TRANSFER TAX STATEMENT OF VALUE

See	R	everse	for	Instru	ctions
,,,,			101	1110414	CHOHS.

1	RECORDER'S USE ONLY	
	ıte Tax Paid	
	Book Number	-
	Page Number	_
	Date Recorded	•

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is whelly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All in				on:		· <u></u>		
Name				Telephone Nu	ımber:			
UDREN LAW OFFICES, PC			·					
Street Address			City		State	ZIP Code		
111 WOODCREST RD., STE 200		<u></u> -	CHERRY HILL		NJ_	08003		
B. TRANSFER DATA		<u></u>	Date of Acceptance	of Document		 		
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s) U.S. Bank National Associa dated as of June 1, 2006 Str Investment Loan Trust Mort	actured Asset Securities C	orporation.	. Structured Asset		
Sheriff of Columbia County Street Address	_ .		Street Address	<u>eae</u>				
35 West Main Street			2001 Australian Avenue	Bay 1				
City	State	ZIP Code	City		State	ZIP Code		
,	PΑ	17815	Riviera Beach		FL	33404		
Bloomsburg C. REAL ESTATE LOCATION		17013	ICIVICIA Deden	·	<u> </u>			
Street Address	<u></u>		City, Township, Borough					
536 Mountain Shadow Lane			Beaver			<u>,,</u>		
County	School	District		Tax Parcel Number				
Columbia	Beaver			01.18A07100				
D. VALUATION DATA	··			· · · · · · · · · · · · · · · · · · ·				
Actual Cash Consideration	2. Oth	er Considerat	ion	3. Total Consideration	on			
\$100.000.00	+0			=\$100,000.00				
4. County Assessed Value	5. Con	nmon Level R	latio Factor	Fair Market Value	e			
\$27,746.00	X 3.79		\$105,157.34					
E. EXEMPTION DATA – WA	S TRANSAC	CTION PAR	RT OF AN ASSIGNM	ENT OR RELOC	ATION	!? ⊠ Y □ N		
1a. Amount of Exemption Claimed	1b. Per		ntor's Interest in Real Estate	1c. Percentage of Gr	antor's I	nterest Conveyed		
100%	100%		<u> </u>	10070				
2.Check Appropriate Box B	elow for E	xemption	Claimed					
Will or intestate succession.				··················	Takata Fila	Number)		
☐ Transfer to Industrial Develo	pment Agency	/.	(Name of Decedent)	(Estate File	Number)		
☐ Transfer to a trust. (Attach o			ement identifying all bene	ficiaries.)				
				•				
If trust was amended attach	a copy of orig	jinal and ame				· •		
☐ Transfer between principal a								
Transfers to the Commonw condemnation. (If condemnation	ation or in lieu	or condemna	ition, attach copy of resor	delon.)				
Transfer from mortgagor to	a holder of a i	mortgage in d	lefault. (Attach copy of Mo	ortgage and note/Ass	signment	t.)		
☐ Corrective or confirmatory of	leed. (Attach o	complete copy	of the deed to be correc	ted or confirmed.)				
☐ Statutory corporate consolic	lation, merger	or division. (Attach copy of articles.)					
Other (Please explain exem Transfer from the Sheriff to	otion claimed, the mortgagee	if other than as a result of	listed above.) an action in mortgage for	eclosure.				
			ned this statement	ncluding accomp	anvino	. <u></u>		

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

Signature of Correspondent or Responsible Party

Date (10)

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003

B Beneficial

, orighal document printed on chemical reactive paper with microprinted border.

MATERIAL SERVICES

3-7568/2360

PAY TO THE ORDER OF

Columbia County Sheriff

Courthouse P.O. Box 380

Bloomsburg, PA 17815

DATE August 10, 2011

WARBAWY...

VOID AFTER 90 DAYS

#P885209884 #F89602884#

THIS DOCUMENT CONTAINS HEAT SENSOWE INK. TOUCH OR PRESS HERE - RED MAGE DISAPPEARS WITH MEAT.

95000771B6m

⊡

Grand Total:	200,096.58

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

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

<u>Plaintiff</u>

U.S. BANK NATIONAL ASSOCIATION

٧s.

<u>Defendant</u>

JENNIFER SNELL

Attorney for the Plaintiff:

UDREN LAW OFFICES, PC 111 WOODCREST ROAD CHERRY HILL, NJ 08003 Sheriff's Sale Date:

Wednesday, August 3, 2011

Writ of Execution No.: 2011CV106

Advance Sheriff Costs: 1,350.00

,

Location of the real estate: 538 SHADOW LANE, BLOOMSBURG, PA 17815

Sheriff Costs

	2 074 20
Total Municipal Costs	5.00
LUZERNE COUNTY-SERVICE	5.00
Total Sheriff Costs	2,069.20
LUZEKINE COUNTT-SERVICE	
	65.00
RECORDING	55.00
	50.00
	75.00
	24.00 4.00
	25.00
	10.00
	100.00
	1,277.70
	15.00
	90.00
	25.00
	35.00
	17.50
	10.00
	120.00
·	10.00
·	16.00
•	15.00
	15.00
	LUZERNE COUNTY-SERVICE Total Municipal Costs

Grand Total:

2,074.20

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

SHERIFP'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2011CV108

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Blooms burg, County of Columbia, Commonwealth of Penn-

WEDNESDAY, AUGUST 03, 2011 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 the northwest comer of other lands of Bias and Dorothy L ay line South 82 degrees 00 minutes 00 seconds East it of other lands of Elias and Dorothy L. Guss, Lot No., 16; The southerly right of way line of Alden Street said rebar Wivania, bounded and described as follows, to with

set of land situate in the Township or Briar Craek, County of **EON ARE: LOT**

wer woodcrest road, berwick, penusylvania

Sheriff's Office prior thereto. azeinu grülli bies vertis ayab (Of) net eluberlas erit riti Sty sold hereunder, and distribution of the proceeds will the Sheriff's Office no leter than thirty (30) days after the in ante are further notified that a proposed schedule of

AT 9:00 O'CLOCK A.M. EDMESDAY, AUGUST 03, 2011

ZZEL-

use in the Town of Bloomsburg, County of Columbia, the following described property at public sale at the common Pleas of Columbia Country, Pennsylvania and to No. 2010CV2106

Sherrif may elect to either sue the bidder for the belance

Writ of Execution (Mortgage Foreclosure) SHERIES SALE

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was 1902, and has been published daily, continuously in said lay and on the attached notice July 13, 20, 27, 2011 as nt is one of the officers or publisher or designated agent of paper in which legal advertisement was published; that out Aportion of the processor will be made in ise is interested in the subject matter of said notice and on the property of the proper

> ..day of .. NO BRUBA me this .. (Notary Public) COMMONWEALTH OF PENNSYLVANIA

* www.sherifiofcolumbiacounty.com COLUMBIA COUNTY, Pennsylvania TIMOTHY T. CHAMBERLAIN, Sheriff

Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2015 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

. A WCKEEVER	, 20 I hereby certify that the advertising and
	for publishing the foregoing notice, and the
nnection with any action against the bidder in which the promages. If proceeds are payable to the Plaintiff, the pro- Γ is the Columbia County Sheriffs Office of service, signed by an authorized representation	n full.
property, or to reseal the property at the bidder's make and Me bidder for bread or formored in the ease of default and vire transfer beligher of Mev but defined and attentioned le beta the most former and mercanish and attentioned see	

ATTORNEY FOR PLAINTIFF

856-669-5400

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 1661 Worthington Road, #100 West Palm Beach, FL 33409

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Jennifer Snell
536 Mountain Shadow Lane
Bloomsburg, PA 17815
Defendant(s)

NO. 2011 CV 106

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

- 1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
- 2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
- 3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
- 4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".
- All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 7-17-11

UDREN LAW OFFICES, P.C.



UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation. Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

Plaintiff

V. Jennifer Snell Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

ATTORNEY FOR PLAINTIFF

NO. 2011 CV 106

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Jennifer Snell

PROPERTY: 536 Mountain Shadow Lane, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 3, 2011, at 11:00am, at the Columbia County Courthouse, Bloomsburg, PA. 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.

A Schedule of Distribution will be filed by the Sheriff 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.

Jennifer S
Snell;
#11010110-1
(Columbia)

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OI	Total number of Pieces Listed by Sender		:				:			 - - -				 	-		 - - - -	! ! 	Article Number		e and Tess Ender
1/2 S 1/1/C	Total Number of Pieces Received at Post Office											Bioomsburg, PA 17815	Domestic Relations Section	Bloomsburg, PA 17815	Columbia County Tax Claim Bureau	US Bank, NA 1661 Worthington Road, #100 West Palm Beach, FL 33409	TENANTS/OCCUPANTS 536 Mountain Shadow Lane Bloomsburg (Beaver Township), PA 17815	COMMONWEALTH OF PA, DEPT. OF REVENUE BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230	Name of Addressee, Street, and Post Office Address	ATTN: Samantha Torres	UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003
				cra den les proventes proventes per les		The second secon		A like was				afili Salki	2. · 2. ·	10		-		UE,	Postage Fee	☐ Certified	☐ Registered ☐ Insured ☐ Return Receipt for ☐ COD ☐ Merchandise ☐ Ini'l Recorded Del
maximum indemnity payable is \$25,000 for registered mai, sent with optional postar insurance. See Domestic Mail Marwal R900, \$913, and \$921 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 forth class paircels.	The full declaration of valuation of some the reconstruction of some subject to a limit of \$500	<u> </u>		1			A Section of the sect			15	0.5	1.	05) \	<u>:</u> :-		_			Handling Charge	□ Wit	·
able is \$25,000 for in limitations of covernational mail. S	בובים. בובים. ue is required סייז all negotiable documer מנולף per occurrence.	 					!	i		\$ 10. 8	M 2		ار		:				Act. Ir Value d (If Regis.)	hout postal Insurance	Check appropriate block for Registered Mail:
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postal insur- see Internationally to third an	ered mail. The reconstructor			!								<u> </u>				<u>:</u> 		_	R.R. S.D.	ate of Rec	if issued a ling or for of this bil
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omestic Mail Marwat nual for limitations of parcets.	indermity payable for is \$50,000 per piece andise is \$500. The						:				District			٠.			2003 Pt	<u> </u>	Rst. Del. Fee Remarks		

PS Form **3877**, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

U.S. Bank National
Association, as Trustee for
the Securitization Servicing
Agreement dated as of June 1,
2006 Structured Asset
Securities Corporation,
Structured Asset Investment
Loan Trust Mortgage PassThrough Certificates, Series
2006-3
1661 Worthington Road, #100
West Palm Beach, FL 33409
Plaintiff

Jennifer Snell 536 Mountain Shadow Lane Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

NO. 2011 CV 106

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 7-12.4

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

Alan M. Minato, Esquire PA ID 75860

Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street Wilkes-Barre, Pennsylvania 18711 (570) 825-1651

COLUMBIA COUNTY

11-CV-106

U.S. BANK NATIONAL ASSOCIATION

VS

JENNIFER SNELL

STATE OF PENNSYLVANIA LUZERNE COUNTY SS:

Gary J. Loughney, Notary Public Jenkins Twp., Luzerne County My Commission Expires Oct. 21, 2014 Member. Pennsylvania Association of Notaries

in inna-1

JJM JOYCE	·	·· · · · · · · · · · · · · · · · · · ·	, DEPI	JTY SHE	RIFF, for SHEF	RIFF of said cou	nty, being o	luly sworn
according t	o law, de	poses ar	nd says,	that on	THURSDAY	the <u>9TH</u>		_ day of
JUNE	<u>2</u> 0 <u>11</u>	at <u>6:58</u>	P	M., pr	evailing time, he	served the within	NOTICE OF	SHERIFF
SALE OF REAL								
upon <u>JENNIFE</u>	R SNELL (CL	ARIMBOLI)			 			
the within nan	ned, by hand	ding to <u>HE</u> I	ξ	per	sonally, atGIVEN	ADDRESS, 77 YO	LANDA DRI	VE,
SHAVERTOWN	1				•			
true and attes	ted copy an	d making k	nown the c	contents t		of Luzerne, Sta	egic	yivania, a
Sworn to and							gu	
this 10 T	h day o	of JUN	20 _	<i>i)</i>	Sheriff of Lu	zerne County		
Notary 7		10		<u></u>	by)	
_ <u>co</u>	MMONWEALTH		MIA		Deputy Sh	eriff of Luzerne	County, Peni	nsylvania

Timothy T. Chamberlain Sheriff



SERVICE COVER SHEET

James D. Arter Chief Deputy

66C 2701

U.S. BANK NATIONAL ASSOCIATION vs.
JENNIFER SNELL

Case Number 2011CV106

Service De	talls;								
Category:	Real Estate Sale - Sa	le Notice				Zone:			
Manner:	< Not Specified >			Expires:	06/30/2011	Warrant:			
Notes:	PLAINTIFF NOTICE (OF SHERIFF'S	SALE AND	DEBTOR'S R	IGHTS				
Serve To:				Final Servic	se:				
Name:	TENANT(S)	,		Served:	Personally Ad	ult In Charge	Posted Other		
Primary Address:		88 MOUNTAIN SHADOW LANE Adult In Charge:							
Phone:	Damion Coridini	Onmien Coriclini DOB: Relat		Relation:					
Alternate Address:				Date:	07/06/11	1315			
Phone:	<u> </u>			Deputy:	6	Mileage:			
lttorney / (Driginator:								
Name:	UDREN LAW OFFICE	S, PC		Phone:			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
ervice Att	empts:	,	,				- 1 -7		
Date:	06/05/11	06/10	6/17	4/20	4/	22	07/01/11		
Гіте:	1538	1600	1215	1015	69	15	18/3d		
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Deputy:	<u>(</u>	6	<u> 6</u>		6		6		
ervice Aft	empt Notes:								
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4. <u>OJA</u>	Fastinel building	g 7 F	rderal	Chages					
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3 .									

ENANT(S)

538 MOUNTAIN SHADOW LANE, BLOOMSBURG, PA EXP: 06/30/2011

UDREN LAW OFFICES, J.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

Plaintiff

V.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS CIVEL DIVESION Columbia County

MORTGAGE FORECLOSURS

NO. 2011 dv 10s

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jennifer Smell 77 Yolanda Drive Shavertown, PA 18708

Your house (real estate) at 536 Mountain Shadow Lane Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on August 3, 2011 , at 9:00am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$195,772.38, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

- 1. The sale will be cancelled if you pay to the morngages the back payment, late charges, costs and reasonable abtorney's fees. To find out how much you must pay, you may call: (888) 669-5400.
- 2. You may be able to stop the sale by filing a perition asking the Court tod has be able to stop the sale by fitting a pelition, abiling the court to strike or open the judgment, if the judgment was improperly entered. You hay 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 socner you contact one, the more chance you will have of shopping the sale. (See notice on page two on how to obtain an autorney.)

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

- I. If the Sheriif a Sale is not stopped, your proparty will be sold to the highest bidder. You may find out the price bid by calling 856-669-
- 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 Shoriff the full amount due in the sale. To find out if this has happened, you may rall 853-669-5400.
- 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 filled 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 filled with the Sheriff within ten (10) days after 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 HELF.

LAWYER REFERRAL SERVICE

Nouth Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-3760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 1751b 570-754-8760

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.

US BANK NA

VS.

JENNIFER SNELL

WRIT OF EXECUTION #75 OF 2011 ED

POSTING OF PROPERTY

JUNE 28, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF JENNIFER SNELL AT 536 MOUNTAIN SHADOW LANE BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF EARL MORDAN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF JUNE 2011

Protes Clerk of Sev Loures
Av Com Ex Wonday in 101

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

vs. JENNIFER	NATIONAL ASSOCIATION SNELL				Number CV106
Service De		CE COVER SHE	EET		
	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:			06/30/2011	Warrant:	
Notes:	SHERIFF'S SALE BILL				
notes.	OTIET O OTTE DIE				
Serve To:		Final Servi			
Name:	(POSTING)	Served:	Personally Add	ult In Charge (Posted Other
Primary	538 SHADOW LANE	Adult In Charge:	daes of a	are taker	of Mr. Sh
Address:	BLOOMSBURG, PA 17815	_	Le te		
Phone:	DOB:	Relation:			
Alternate Address:		Date:	06/28/11	Time:	09:40
Phone:		Deputy:	7	Mileage:	
Attorney / I	Originator;				7782
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Att	emots:				
Date:					
Time:					*******************
Mileage:					
Deputy:					
Service At	empt Notes:				
1.	**************************************				
2.					
3.					
4.					
5.				···	
				•	

FAX: (570) 825-1849

Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street Wilkes-Barre, Pennsylvania 18711 (570) 825-1651

COLUMBIA COUNTY

11-CV-106

U.S. BANK NATIONAL ASSOCIATION

VS

JENNIFER SNELL

STATE OF PENNSYLVANIA LUZERNE COUNTY SS:

лм јочсе , р	EPUTY SHERIFF, for SHERIFF of said county, being duly sworn
according to law, deposes and say	rs, that on THURSDAY the 9TH day of
JUNE 20 11 at 6:58 P.	M., prevailing time, he served the within NOTICE OF SHERIFF
SALE OF REAL PROPERTY & WRIT OF EXECU	JTION
upon JENNIFER SNELL (CIARIMBOLI)	
the within named, by handing to HER	personally, at GIVEN ADDRESS, 77 YOLANDA DRIVE,
SHAVERTOWN	
true and attested copy and making known t	
Sworn to and subscribed before me this 10 th day of TUNE Notary Notary	Sheriff of Luzerne County by Donath Sheriff of Luzerne County Donath Sheriff of Luzerne County

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Gary J. Loughney, Notary Public
Jenkins Twp., Luzerne County
My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

SERVIC	E COVER SHE	EET		
talls:				
Real Estate Sale - Sale Notice			Zone:	
Deputize	Expires:	06/30/2011	Warrant:	
PLAINTIFF NOTICE OF SHERIFF'S SALE	E AND DEBTOR'S R	IGHTS		
\$ 100 mm - 100 mm				
	Final Servi	ce.		
JENNIFER SNELL	Served:		ılt In Charge · Po	sted · Oth
77 YOLANDA DRIVE	Adult In			
SHAVERTOWN, PA 18708	Charge:			
DOB:	Relation:			ada a (a a a a a a a a a a a a a a a a a
	Date:		Time:	
	Deputy:		Mileage:	
Originator:				
UDREN LAW OFFICES, PC	Phone:			
tempts:		***		
				<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
ecial Instructions:				
	Real Estate Sale - Sale Notice Deputize PLAINTIFF NOTICE OF SHERIFF'S SALE JENNIFER SNELL 77 YOLANDA DRIVE SHAVERTOWN, PA 18708 DOB:	Real Estate Sale - Sale Notice Deputize	Real Estate Sale - Sale Notice Deputize	Real Estate Sale - Sale Notice Deputize Expires: 06/30/2011 Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: JENNIFER SNELL Served: Personally Adult In Charge Pour Adult In Charge Pour Adult In Charge: T7 YOLANDA DRIVE SHAVERTOWN, PA 18708 DOB: Relation: Date: Time: Deputy: Mileage: Originator: UDREN LAW OFFICES, PC Phone:

TR# 7 REG# 45 OP# 45 06/10/2011 06/10/2011 09:27:19

Othr County Civ Proc

ACCOUNT#: 100.4197.36206 FINANCE Receipt#: 298327

TR LINE#: 1 11-106

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207 FINANCE Receipt#: 298327

TR LINE#: 2 11-106

AMT: 1.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138 FINANCE Receipt#: 298327

TR LINE#: 3

AMT: 20.00

Tendered

CHECK: 5367 60.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY

TOTAL: 60.00

-- THANK YOU --

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 06/23/2011 Cert. NO: 10418

SNELL JENNIFER 536 MOUNTAIN SHADOW LANE BLOOMSBURG PA 17815

District: BEAVER TWP Deed: 20060 -3634 Location: LOT 108 Parcel Id:01 -18A-071-00,000

Assessment: 27,746 Balances as of 06/23/2011

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

By: Col. Co. Shein

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE
11 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815
(570) 389-5649 FAX: (570)389-5646

TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 06/23/2011 03:19:48 PM

Owner: SNELL JENNIFER

Municipality: BEAVER TWP

Property Desc:

Parcel #:01 -18A-071-00,000

536 MOUNTAIN SHADOW LANE

BLOOMSBURG PA 17815

		Discount:	Face:	Penalty:
Bill #		Amount Due Date	Amount Due Date	Amount Due Date
000946	G	\$167.12 04/30/2011	\$170.53 06/30/2011	\$187.58 08/31/2011
		Discount Payment	05/04/2011	\$167.12
000946	S	\$36.57 04/30/2011	\$37.32 06/30/2011	\$41.05 08/31/2011
		Discount Payment	05/04/2011	\$36.57
000946	R	\$40.79 04/30/2011	\$41.62 06/30/2011	\$45.78 08/31/2011

Discount Payment

Total Paid To Date: \$244.48

05/04/2011



Signature

6/23/11

Date

\$40.79

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: 06/30/2011 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Domestic Relations Office of Columbia Served: Personally Adult in Charge Posted Of Primary Address: Phone: DOB: Relation: Screfer- Alternate Address: Phone: Deputy:	vs. JENNIFER	NATIONAL ASSOCIATION SNELL				Number CV106
Category: Real Estate Sale - Sale Notice		SERVICE (COVER SHE	ET		
Manner: < Not Specified > Expires: 06/30/2011 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Served: Personally Adult in Charge Posted Of Primary Adults: 15 Perry Avenue Adults: DoT. Gronk. Phone: DOB: Relation: Sacrefers Alternate Address: Date: Do Colfit Time: 09 /6 Alternate Address: Deputy: 6 Mileage: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	teils;				
Manner: < Not Specified > Expires: 06/30/2011 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Served: Personally Adult In Charge Posted Of Primary Address: Bloomsburg, PA 17815 Charge: DOT Fronk Phone: DOB: Relation: Sacrafery Alternate Address: Deputy: 6 Mileage: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3.	Category:	Real Estate Sale - Sale Notice			Zone:	
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Serve To: Name: Domestic Relations Office of Columbia Primary Address: Bloomsburg, PA 17815 Phone: DOB: Relation: Secret-1 Alternate Address: Deputy: 6 Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.		Annual control of the		<u> </u>		
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Address: Bloomsburg, PA 17815 Phone: DOB: Relation: Sacrefer- Alternate Address: Phone: Deputy: O Mileage: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Date: Deputy: Service Attempt Notes: 1. 2. 3. 4.			.i.			
Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Deputy: Mileage:			OOT Fronk			
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Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Date:	06/06/11	Time:	09 16
Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	 	Deputy:	6	Mileage:	
Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney / I	Originator:				
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Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					***************************************
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Deputy: Service Attempt Notes: 1. 2. 3. 4.						
Service Attempt Notes: 1. 2. 3. 4.						<u>.</u> :
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DOMESTIC RELATIONS

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

vs. JENNIFER	SNELL				Number ICV106
	SERVIC	E COVER SHE	EET		
Service De	alls:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	06/30/2011	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	E AND DEBTOR'S R	IGHTS		
					···········
Serve To:		Final Servi	ce:		
Name:	COLUMBIA COUNTY TAX CLAIM	Served:	Personally · Ad	lult In Charge	Posted · Oth
Primary	PO BOX 380	Adult In	Heath.	- Hyata	-
Address:	BLOOMSBURG, PA 17815	Charge:			
Phone:	DOB:	Relation:	Cherl	IC	 · .
Alternate Address:		Date:	06/06/11	Time:	1300
Phone:		Deputy:	6	Mileage:	
Attorney / I	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service Att	tempt Notes:				
1.	77.75				
2.					
3.					
4.					

COLUMBIA COUNTY TAX

REAL ESTATE OUTLINE

	ED#_/\(\sigma \)_/
DATE RECEIVED $6-1-11$ DOCKET AND INDEX $6-2-11$	
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	$\mathcal{V}_{\mathcal{I}}$
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	
AFFIDAVIT OF LIENS LIST	<u> </u>
CHECK FOR \$1,350.00 OR 1500.00	
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
	1
SALE DATE	4.5.3,7/ TIME 0900
POSTING DATE	1 M. 36 /
ADV. DATES FOR NEWSPAPER	1 ^{SI} WEEK
	2 ND WEEK
	3 RD WEEK

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV106

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 03, 2011 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 or lot of land situate in Beaver Township, Columbia County, Pennsylvania, and located in the development known as Pine Lake, Block "A", being Lot No One Hundred Eight (108) on the filed or to be filed Drawing No. 1321 of Ebeco Associates. Inc., bounded and described as follows, to wit:

STARTING at a point in the northern right-of-way of Shoreham Road and Lot No. 104 north eighty-one degrees thirty minutes east (N 81 degrees 30 minutes E) for a distance of sixty-five feet (65.00') to a point; thence along Shoreham Road northern right-of-way north eighty-six degrees forty-two minutes east (N 86 degrees 42 minutes E) for a distance of three hundred thirty-eight and ninety-eight hundredths feet (338.98') to a point; thence along the northern right-of-way of Shoreham Road south eighty-eight degrees forty-four minutes east (S 88 degrees 44 minutes E) for a distance of nineteen and one tenth feet (19.1') to a point and the place of beginning.

THENCE (1) along the common property line of Lot No. 107 and said lot north one degree sixteen minutes east (N 1 degree 16 minutes E) for a distance of one hundred thirty-five and no tenths feet (135.00') to a point; THENCE (2) south eighty-eight degrees forty-four minutes east (S 88 degrees 44 minutes E) for a distance of ninety and no tenths feet (90.00') to a point;

THENCE (3) alond the common property line of Lot No. 109 and said lot south one degree sixteen minutes west (S 1 degree 16 minutes W) a distance of one hundred thirty-five and no tenths feet (135.00') to a point; THENCE (4) along the northern right-of-way or Shoreham Road north eighty-eight degrees forty-four minutes west (N 88 degrees 44 minutes W) for a distance of ninety and no tenths (90.00') to a point and the place of beginning.

BEING a portion of a larger tract of land by Pine Lake, Inc. by deed of Stanley Bolinsky and Adell R. Bolinsky a/k/a Adell E. Bolinsky, his wife, dated June 23, 1970, and recorded June 23, 1970 in Columbia County Deed Book Volume 247 at page 711. BEING the same premises conveyed by Pine Lake, Inc. to Raymond Justofin and May Justofin by deed dated July 1, 1971 and recorded in the Columbia County Recorder's Office on the 12th day of August 1971 in Book 252 of Deeds at page 723. Said May Justofin died a resident of Broome County, New York on the 28th day of April, 1974. The grantor Raymond Justofin thereafter married the grantor Shirley Justofin.

BEING KNOWN AS: 536 Mountain Shadow Lane, Bloomsburg, PA 17815

PROPERTY ID NO.: 01.18A07100

TITLE TO SAID PREMISES IS VESTED IN JENNIFER SNELL BY DEED FROM DAMYON CORRADINI AND ROSEMARY CORRADINI, HIS WIFE DATED 02/10/2006 RECORDED 04/12/2006 DOCUMENT NO. 200603634.

PROPERTY ADDRESS: 538 SHADOW LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-18A-071

Seized and taken into execution to be sold as the property of JENNIFER SNELL in suit of U.S. BANK NATIONAL ASSOCIATION.

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

Trans#

26227

Carrier / service:

POST

2PM

6/2/2011

Ship to:

IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

Tracking #:

9171924291001000009221

Doc Ref#:

75ED2011

PHILADELPHIA PA

PA 19106

Trans#

26226

Carrier / service:

POST

2PM

6/2/2011

Ship to:

SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT

OFFICE

PARKVIEW TOWERS

1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #:

9171924291001000009214

Doc Ref #:

75ED2011

KING OR

PA 19406

PRUSSIA

Trans#

26225

Carrier / service: POST

2PM

6/2/2011

Ship to:

FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:

9171924291001000009207

Doc Ref#:

75ED2011

HARRISBURG

PA 17105

Trans #

26224

Carrier / service:

POST

2PM

6/2/2011

Ship to:

cop

COMMONWEALTH OF PENNSYLVANIA

DEPT OF REV SHERIFF SALE

Tracking #:

9171924291001000009191

DEPARTMENT 281230

Doc Ref#:

75ED2011

HARRISBURG

PA 17128

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

Plaintiff

ν.

Jennifer Smell

Defendant(s)

COURT OF COMMON PLEAS CIVEL DIVISION Columbia County

ATTOLNEY FOR PLAINTIFF

MORTGAGE FORECLOSURE

LUED75

NO, 2011 CV 106

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Please issue Writ of Execution in the above matter:

Amount due	\$195,770.38
Interest From <u>05/14/2012</u> to Date of Sale Cngoing Per Diem of <u>547.90</u> to actual date of sale including if sale held at a later date	
(Costs to be added) \$	

UDREN LAW OFFICES, P.C.

BY: 1500 Plaintiff

Alan M. Minato, Esquire PA ID 75860

表现在1961年11年11年

PANCHUE COM

UDREN LAW OFFICES, F.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

U.S. Bank National
Association, as Trustee for
the Securitization Servicing
Agreement dated as of June 1,
2006 Structured Asset
Securities Corporation,
Structured Asset Investment
Loan Trust Mortgage PassThrough Certificates, Series
2006-3

Plaintiff

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

2011 ED-75

NO. 2011 CV 106

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:

536 Mountain Shadow Lane Bloomsburg, PA 17815 SEE LEGAL DESCRIPTION ATTACHED

Amount due	\$ <u>195,772.38</u>
Interest From <u>05/14/2011</u> to Date of Sale Ongoing Per Diem of <u>\$47.90</u> to actual date of sale including i held at a later date	f sale is
(Costs to be added)	\$
	Prothonotary
By Tarn, B Kleine KPB	Clerk
Date	
ALEDS: MILLS	

***A**T

COURT OF COMMON PLEAS NO. 2011 CV 106

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

Jennifer Snell

WRIT OF EXECUTION	
REAL DEBT	\$ 195,772.38
INTEREST from_05/14/2011 to Date of Sale	\$
Ongoing Per Diem of <u>\$4'</u> to actual date of sale held at a later date	
COSTS PAID: PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY.	\$
PREMISES TO BE SOLD: 536 Mountain Shadow Lane Bloomsburg, PA 17815	
UDREN LAW OFFICES, E	P.C.

Alan M. Minato, Esquire PA ID 75860

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 (856) 669-5400 pleadings@udren.com ALL that certain place, parcel or lot of land situate in fleaver Valley. Beaver Township, Colombia County, Pennsylvania, and located in the development known as Pine Lake. Block "A", being Lot No. One Hundred Light 108, on the filed or to be flee Drawing No. 1321 of Ebect Associates, incl. beanded and described as follows to wit:

STARTING at a point in the nomineral right-el-way of Shorenam. Goad, the southwas, corner of Lot 163, 164, there along the norther right-of-way of Shorenam. Road and Lot No. 164 north elighty-one degrees that y minutes east ON 000 p0 to 16 pa a distance of socy-five and no tenths feet (65,000 to a point thence along \$1 mesam knact tenther right-of-way north eighty-ob-degrees forty-two minutes east IN 863 400 pc to a distance of time braded thirty-eight and minery-eight numered has feet (358,000) to a point thence along the northern right-of-way of Shore and Road south eighty-eigh-degrees forty-feet minutes cast (\$895,440 E) for a distance of line een and one tenth feet (190,17) to a point and the place of beginning

TECHNOSE (1) clong the columnon property line or Lot No. (07 and said lot north one degree sixtuen implies east (No.19 (07.17) for a distance of one handred thirty-free and no tenths feet (135,00°) to a point:

THENCE (2) south eighty-eight degrees forty-four minutes east (S 88° 44° E) for a distance of mostly and no tenths foot (90.00°) to a point:

THENCH (3) along the common property line of Lot No. (09 and said lot south one degree sixteen minutes west (8 \pm^6 13° Wilk distance of one hundred thirty-five and no tenths for (135.00°) to a point

THENCE (4) along the normer right-of-way of Shorehom Read north eighty-eight degrees forty-four arineres west (N 88° 44° W) for a distance of cinety and no tenths (90.66°) to a point and the place of beginning.

BeDNG a portion of a larger fract of land acquired by Pine Lake, Inc. by deed or Studies Polinsky and Adolf R. Bolinsky ofloa Adolf E. Bolinsky, als with dated June 13, 1970, and recorded June 12, 1970, je Chiumbia County Deed Book, Volume 247 at page 711.

BFING the same premises conveyed by Pine Lake, Inc. to Reymond Justofin and May Justofin by deed gated July 1, 1971 and recorded in the Colombia County Recorder's Office on the 12° day of August, 1971 in Ecok 259 of Deeds at page 723. Said May Justofin clien a resident of Broome County, New York on the 28th day of April, 1974. The grantor Reymond Justofin thereafter marries the grantor Sharley Justofin.

BEING KNOWN AS: 536 Mountain Shadow Lane

Bloomsburg, PA 17815

PROPERTY ID NO.: 01.18A07100

TITLE TO SAID PREMISES IS VESTED IN JENNIFER SMELL BY DEED FROM DAMYON CORRADINI AND ROSEMARY CORRADINI, HIS WIFE DATED 02/10/2006 RECORDED 04/12/2006 DOCUMENT NO. 200603634.

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

U.S. Bank National Association, as Trustee for CIVIL DIVISION the Securitization Servicing Columbia County Agreement dated as of June 1, MORTGAGE FORECLOSURE Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

Plaintiff

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS

NO. 2011 CV 106

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

The judgment entered in the above matter is based on an Action: ____A. In Assumpsit (Contract)
____B. In Trespass (Accident)
___X C. In Mortgage Foreclosure
___D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property. II. The Defendant(s) own the property being exposed to sale as: ___X_A. An individual
___B. Tenants by Entireties
___C. Joint Tenants with right of survivorship
___D. A partnership
__E. Tenants in Common
___F. A corporation III. The Defendant(s) is (are): X A. Resident in the Commonwealth of Pennsylvania
B. Not resident in the Commonwealth of Pennsylvania
C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the

Commonwealth of Pennsylvania.

Resident:

UDREN LAW OFFICES, P.C.

BY: Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

U.S. Bank National
Association, as Trustee for
the Securitization Servicing
Agreement dated as of June 1,
2006 Structured Asset
Securities Corporation,
Structured Asset Investment
Loan Trust Mortgage PassThrough Certificates, Series
2006-3

Plaintiff

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 106

CERTIFICATE

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

() An FHA insured mortgage
(X) Non-owner occupied
() Vacant
() Act 91 procedures have been fulfilled.
() Over 36 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: ______Attorneys for Plaintiff

UDREN LAW OFFICES, F.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

U.S. Bank National Association, as Trustee for the Securitization Servicing Columbia County Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

Plainciff

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS | CIVIL DIVISION

MORTGAGE FORECLOSURE

NO. 2011 CV 106

CERTIFICATE

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- (X) Non-owner occupied
- () Vacant
- () Act 91 procedures have been fulfilled.
-) Over 36 months delinquent.

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

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

U.S. Bank National
Association, as Trustee for
the Securitization Servicing
Agreement dated as of June 1,
2006 Structured Asset
Securities Corporation,
Structured Asset Investment
Loan Trust Mortgage PassThrough Certificates, Series
2006-3

Plaintiff

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE



NO. 2011 CV 106

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3, Plaintiff in the above action, by its attorney, Udren Law Offices, P.C., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 536 Mountain Shadow Lane, Bloomsburg, PA 17815

Jennifer Snell

77 Yolanda Drive Shavertown, PA 18708

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

SAME AS #1 ABOVE

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

Name

Address

None

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

Name Address

U.S. Bank National 1661 Worthington Road, #100 Association, as Trustee West Palm Beach, FL 33409 for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3

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

Name Address

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:

Name Address

Columbia County Tax Claim P.O. Box 380, Bloomsburg, PA 17815

Bureau

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230

Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

536 Mountain Shadow Lane Bloomsburg, PA 17815

I verify that the scatements 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. sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY:
Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

U.S. Bank National
Association, as Trustee for
the Securitization Servicing
Agreement dated as of June 1,
2006 Structured Asset
Securities Corporation,
Structured Asset Investment
Loan Trust Mortgage PassThrough Certificates, Series
2006-3

Plaintiff

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 106

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jennifer Snell 77 Yolanda Drive Shavertown, PA 18708

Your house (real estate) at 536 Mountain Shadow Lane
Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's
Sale on ______, at 11:00am in the Columbia County
Courthouse, Bloomsburg, PA, to enforce the court judgment of
\$195,772.38, obtained by Plaintiff above (the mortgagee) against
you. If the sale is postponed, the property will be relisted for
the Next Available Sale.

MOTICE 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 cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
- 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 A LE 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 856-669-5400.
- 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 856-669-5400.
- 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 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.

LAWYER REFERRAL SERVICE

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400 pleadings@udren.com

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 1661 Worthington Road, #100 West Palm Beach, FL 33409 Plaintiff

v,

Jennifer Snell 536 Mountain Shadow Lane Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 106

Waiver of Watchman

I, Attorney

Alan M. Minato, Esquire
PA ID 75860, do hereby state that any Deputy Sheriff or Sheriff levying upon

property before the Sheriff's sale thereof.

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 of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such

Attorney for Plaintiff



ALL that certain piece, parcel or lot of land situate in Beaver Valley. Beaver Township, Columbia County. Pernasylvania, and located in the development known as Pine Larg, Block "A", being Lot No. One Hundred hight (168) on the filled or to be filled Drowing No. 1021 of Rosce Association incl. bounded and described as follows, to were

STARTING at a point in the northern right-of way of Simulant Road, the southwest comes of not ice. 104, thence along the northern right-of-way of Simulant Road and Lot No. 104 north eighty-one agrees tharty minutes east (N 80° 50° E) for a discussion of singly-five and no tentar feet (50.00°) to a point, hence along Shoredant Road Lorthern right-of-way certi-rightly-six digrees forty-two minutes east (N 80° 40° E) for a distance of three Innormal thirty-eight and amongs eight numeriority feet (530.98°) to a point thence along the normalized right-of-way of Shoredam Road south eighty-orgh degrees forty-round induce case (S 88° 40° E) for a distance of nineteet and one tenth feet (19.0°) to a point and the place of beginning.

TO IBNOB t 1 along the columns property line of Let No. 107 and said let north tine degree sixteen minutes sent (N 16 T) for a distance of one bundred thing-five and no tendos feet (13.5 001) to a point.

THENCE (3) south eighty-eight degrees forty-feet minutes east (\$ 88° 40° E) for a distance of hinety and no tenths feet (\$0.00°) to a point:

THENCE (3) along the common preparty line of Lot No. 100 and sact for south one degree sixteen minutes weat (5.17.18). With distance of one hundred thirty-five and no tenths feet (155.00) it also point:

THENCE (4) along the northern pights of way of Shoreham Read north eighty-eight degrees farty-four minutes wast (5 88° 64° W) for a distance of pinety and no tenths (90.00°) to a point one the purce of beginning.

BPING a portion of a larger tract or and acciding by Pine Latic Inc. by deed of Stancey Bolonsky and Adell R. Bolonsky afkite Adell E. Bolonsky, bis work, deadd Fine 23, 1970, and recorded June 23, 197(), it. Colombia County Doed Book Volume 247 at page 71...

BEING the same promises conveyed by Pine Lake libe, to Raymond Justofin and May Justofin by deed dated July 1, 1971; and recorded in the Columbia County Recorder's Office on the 12" day of August 1971 in Book 292 of Deeds at page 723. Sala May Justofia clied a resident of Broome County, New York on the 28" day of April, 1974. The grantor Ray none Justofia thereafter marked the grantor Shirley Justofia.

BBING KNOWN AS: 536 Mountain Shadow Lane

Bloomsburg, PA 17815

PROPERTY ID NO.: 01.18A07100

TITLE TO SAID PREMISES IS VESTED IN JENNIFER SNELL BY DEED FROM DAMYON CORRADINI AND ROSEMARY CORPADINI, HIS WIFE DATED 02/10/2006 RECORDED 04/12/2006 DOCUMENT NO. 200603634.

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-482-6900 pleadings@udren.com

U.S. Bank National Association, Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Montgage Pass-Through Centificates, Series 2006-3 1661 Worthington Road, #100 West Palm Beach, FL 33409 Flaintiff

v. Jennifer Shell 536 Mountain Shedow Lane Bloomsburg, PA 17815 Defendant(s) ATTORNEY FOR PLAINTIFF

Sharuft Copy

COURT OF COMMON PLEAS CIVIL BIVISION Solumbia County

MORTGAGE FORECLOSURE

NO.

AFFIDAVIT OF NON-MILITARY SERVICE UNDER Park.C.P 76

THE UNDERSIGNED states, upon information and belief, that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Jennifer Snell

Over 18 Age:

Residence: As captioned above

Employment: Unknown

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

Chris Heinichen Contract Managment Coordinator Name: Title:

Company: Oewen Loan Servicing, LLC as servicer on behalf of

U.S. Bank National Association, as for the Securitization Servicing Agreement dated as of June 1. 2006 Structured Asset Securities Corporation. Structured Asset Investment Loan Mortgage Pass-Through Certificates. Series 2006-3

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400 pleadings@udren.com

U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 1661 Worthington Road, #100

West Palm Beach, FL 33409 Plaintiff

v.

Jennifer Snell 536 Mountain Shadow Lane Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION

Columbia County

2011-CV-106

NO.

PROTHOMOTARY

PROTHOMOTARY

PROTHOMOTARY

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

FAX: (570) 825-1849

Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street Wilkes-Barre, Pennsylvania 18711 (570) 825-1651

COLUMBIA COUNTY

11-ev-106

U.S. BANK NATIONAL ASSOCIATION

VS.

JENNIFER SNELL

STATE OF PENNSYLVANIA LUZERNE COUNTY SS:

MARCH 20 11 at 10:06 A. AND COMPLAINT IN M/F	Y SHERIFF, for SHERIFF of said county, being duly sworn at on <u>WEDNESDAY</u> the <u>16TH</u> day of M., prevailing time, he served the within <u>REINSTATED NOTICE</u>
the within named, by handing to HER SHAVERTOWN,	personally, at HER RESIDENCE, 77 YOLANDA DRIVE,
true and attested copy and making known the conf	in the County of Luzerne, State of Pennsylvania, a ents thereof.
Sworn to and subscribed before me	John Dillyin
his 17-th day of MAR 20 11 Notary	Sheriff of Luzerne County
COMMONWEALTH OF PENNSYLVANIA Notarial Seal	Deputy Sheriff of Luzerne County, Pennsylvania

Notarial Seal Gary J. Leughney, Notary Public Jenkins Twp., Luzerne County My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

TIMOTHY T. CHAMBERLAIN



2280N) (\$70) 38% 5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 260 BLOOMSBURG, PA. 17815 FAX: (370) 389-5625

24 HOUR PHONE (570) 784-6300

U.S. BANK NATIONAL ASSOC

106cv2011

VS

JENNIFER SNELL

COMPLAINT

NOW, THURSDAY, MARCH 10, 2011, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JENNIFER SNELL, AT 77 YOLANDA DRIVE, SHAVERTOWN, PA

TIMOTHY T. CHAMBERLAIN

SHERIFF

COLUMBIA COUNTY, PENNSYLVANIA

UDREN LAW OFFICES, P.C WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 856-669-5400 #11010110-1

U.S. Bank National Association, as
Trustee for the Securitization
Servicing Agreement dated as of June
1, 2006 Structured Asset Securities
Corporation, Structured Asset
Investment Loan Trust Mortgage PassThrough Certificates, Series 2006-3
Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

 ∇ .

Jennifer Snell

Defendant(s)

NO. 2011 CV 106

TO: Jennifer Snell
77 Yolanda Drive
Shavertown, PA 18708

Date of Notice:

April 6, 2011

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO IMMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASSISTENCIA LEGAL.

VICIO DE REFERENCIA LEGAL LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Daniel S. Siedman, Esquire PA ID 306534

Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, New Jersey 08003-3620

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-482-6900 pleadings@udren.com

U.S. Bank National Association. as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 1661 Worthington Road, #100 West Palm Beach, FL 33409 . Plaintiff

COURT OF COMMON PLEAS C1VI7 DIVISION Columbia County

MORTGAGE FORECLOSURE

NO.

Jennifer Snell 536 Mountain Shadow Lane Bloomsburg, PA 17815 Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE UNDER Pa.R.C.P 76

THE UNDERSIGNED states, upon information and belief, that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Jennifer Snell

Over 18 Age:

Residence: As captioned above

Employment: Unknown

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

> Name: Title:

Chris Heinichen Contract Managment Coordinator

Company: Ocwen Loan Servicing, LLC as servicer on behalf of

U.S. Bank National Association, as for Trustee the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Investment Loan Mortgage Pass-Through Certificates, Series 2006-3

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD

SUITE 200 CHERRY HILL, NEW JERSEY 08003-3620 856 . 669 . 5400

FAX: 856, 669, 5399

TINA MARIE RICH OFFICE ADMINISTRATOR

MARK J. UDREN. ESOUIRE

NJ MANAGING ATTORNEY

FREDDIE MAC PENNSYLVANIA DESIGNATED COUNSEL

May 12, 2011

Sheriff of Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

RE: U.S. Bank National Association, as Trustee for the Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 vs.

Jennifer Snell

Columbia County, CCP No. 2011 CV 106

Please be informed that the last known address of our defendant(s), Jennifer Snell is outside of Columbia County. As a result, our office will be using 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.

Thank/you,

Katina Dowley

Foreclosure Specialist

8923

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER 8923

3-7568/2360

PAY TO THE ORDER OF

Columbia County Sheriff

Courthouse P.O. Box 380

Bloomsburg, PA 17815

DATE May 12, 2011

VOID AFTER 90 DAYS

AMOUNT 1,500.00

Solvi in Faacir (Indicated) - 🔁

n Dowlon, Stoll - This obcugan contains heat sending included detailed here reconderdents with heat of #PBB2708E2# #E5PB00#

4500077186#