

**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 ADMINISTRATOR**

**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 Sheriff'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  
[HEnsign@udren.com](mailto:HEnsign@udren.com).

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

Thank You,

Heather Lacy  
REO Dept.  
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

## SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 7824.20

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	16.00
Crying Sale	10.00
Service	120.00
Poundage	2,000.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	90.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,277.70
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	55.00
Other	65.00
RECORDING	
LUZERNE COUNTY-SERVICE	

**Total Sheriff Costs 4,069.20**

## Municipal Costs

Delinquent Taxes	LUZERNE COUNTY-SERVICE	5.00
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**Total Municipal Costs 5.00**

## Judgment Costs

Debt	195,772.38
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**Total Judgment Costs 195,772.38**

## Distribution Costs

Recorder, Lien Search	250.00
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**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.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) Columbia County Sheriff, Bloomsburg, PA

**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**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**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 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

Property: 536 Mountain Shadow Lane  
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, 2006  
Structured Asset Securities Corporation, Structured Asset  
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.

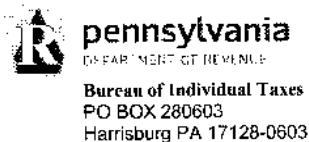
Thank you in advance for your kind assistance in this matter and as  
always, if you have any questions please feel free to contact me.

Sincerely,



Helyn White  
Legal Assistant

Enclosure



# EALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

ate 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 wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

## A. CORRESPONDENT – All inquiries may be directed to the following person:

Name: UDREN LAW OFFICES, PC Telephone Number: 856-669-5700  
Street Address: 111 WOODCREST RD., STE 200 City: CHERRY HILL State: NJ ZIP Code: 08003

## B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County  
Street Address: 35 West Main Street City: Bloomsburg State: PA ZIP Code: 17815  
Grantee(s)/Lessee(s): U.S. Bank National Association, as trustee under 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  
Street Address: 2001 Australian Avenue Bay 1 City: Riviera Beach State: FL ZIP Code: 33404

## C. REAL ESTATE LOCATION

Street Address: 536 Mountain Shadow Lane City, Township, Borough: Beaver  
County: Columbia School District: Beaver Tax Parcel Number: 01.18A07100

## D. VALUATION DATA

1. Actual Cash Consideration \$100,000.00	2. Other Consideration +0	3. Total Consideration =\$100,000.00
4. County Assessed Value \$27,746.00	5. Common Level Ratio Factor X 3.79	6. Fair Market Value \$105,157.34

## E. EXEMPTION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☒ Y ☐ N

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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## 2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

(Name of Decedent)

(Estate File Number)

- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer From a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)  
Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

*Idelpo White*

8/10/11

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

13413

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7668/2360

199188

Two Thousand Eight Hundred Twenty-Four and 20/100\*\*\*\*\*

DATE  
August 10, 2011

\*\*\*AMOUNT  
2,824.26

**PAY  
TO THE  
ORDER  
OF**

Columbia County Sheriff

Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH ON PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈013413⑈ ⑆236075689⑆ 9500077186⑈

Security Features  
1. Microprint  
2. Heat Sensitive Ink  
3. Watermark  
4. Security Thread  
5. Color Shift  
6. UV Fluorescence  
7. Magnetic Ink  
8. Digital Signature  
9. Barcode  
10. Serial Number

Security Features



Security Features

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

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Grand Total:

200,096.58

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

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Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	16.00
Crying Sale	10.00
Service	120.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	90.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,277.70
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	55.00
Other	65.00
RECORDING	
LUZERNE COUNTY-SERVICE	

**Total Sheriff Costs** 2,069.20

## Municipal Costs

Delinquent Taxes	LUZERNE COUNTY-SERVICE	5.00
<b>Total Municipal Costs</b>		<b>5.00</b>

**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.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff, Bloomsburg, PA

## } SS

**SHERIFF'S SALE**

Shirley may elect to enter sue the bidder for the balance of the property at the bidder's risk and property, or to resell the property at the bidder's risk and the bidder for breach of contract in the case of default all I be considered forfeited, but will be applied against any remaining bidder will be responsible for any attorney fees in connection with any action against the bidder in which the images, if proceeds are payable to the Plaintiff, the pro- to Plaintiff, unless the Columbia County Sheriff's Office notice otherwise, signed by an authorized representation

me this 21<sup>st</sup> day of July, 2011.

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, \_\_\_\_\_, 20\_\_\_\_\_, I hereby certify that the advertising and  
 \_\_\_\_\_for publishing the foregoing notice, and the  
 \_\_\_\_\_in full.

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

ATTORNEY FOR PLAINTIFF

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

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.

BY:  Alan M. Mrazo, Esquire  
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2011 CV 106

v.  
Jennifer Snell  
Defendant(s)

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.

ENCLOSURE



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

ATTORNEY FOR PLAINTIFF

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

NO. 2011 CV 106

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

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

Date: 7-12-11

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:

JIM JOYCE, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, 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 EXECUTION

upon JENNIFER SNELL (CIARIMBOLDI)

the within named, by handing to HER personally, at GIVEN ADDRESS, 77 VOLANDA DRIVE,  
SHAVERTOWN

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 10th day of JUNE 20 11

Gary J. Loughney  
Notary

John Spilligan

Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania

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

EXHIBIT 2





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

ATTORNEY FOR PLAINTIFF

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

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 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 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: (226) 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 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 888-669-5400.
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 888-669-5400.
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 LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

US BANK NA

VS.

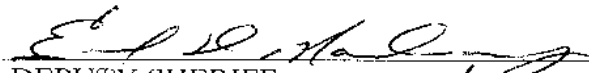
JENNIFER SNELL

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 28<sup>TH</sup> DAY OF JUNE 2011

  
\_\_\_\_\_

Proth & Clerk of Sev Courts  
My Com Ex Monday in 2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER SNELL

Case Number  
2011CV106

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	06/30/2011	Warrant:
Notes:	SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)
Primary Address:	538 SHADOW LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other
Adult In Charge:	door of caretaker of Mt. Shadow Lake
Relation:	
Date:	06/28/11
Time:	09:40
Deputy:	7
Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 06/30/2011

538 SHADOW LANE, BLOOMSBURG, PA 17815

2011CV106

(POSTING)

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:

JIM JOYCE, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn  
according to law, deposes and says, 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 EXECUTION

upon JENNIFER SNELL (CIARIMBOLI)  
the within named, by handing to HER personally, at GIVEN ADDRESS, 77 YOLANDA DRIVE,  
SHAVERTOWN

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a  
true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 10th day of JUNE 20 11

Gary J. Loughney  
Notary

John Gilligan

Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER SNELL

Case Number  
2011CV106

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	Deputize	Expires:	06/30/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	JENNIFER SNELL
Primary Address:	77 YOLANDA DRIVE SHAVERTOWN, PA 18708
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

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

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Now, June 2, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

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

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

EXP: 06/30/2011

77 YOLANDA DRIVE, SHAVERTOWN, PA 18708

2011CV106

SNELL, JENNIFER

\*\*\*\*\*

LIZERNE COUNTY SHERIFF'S OFFICE  
200 N RIVER STREET  
WILKES-BARRE, PA 18701

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

11-106

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

Date: 06/23/2011

Fee: \$5.00

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 AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By:

Col. Co. Sheriff  
by

Per:

Tim Chamberlain  
TBC



# 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

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


536 MOUNTAIN SHADOW LANE  
BLOOMSBURG PA 17815

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		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		05/04/2011		\$40.79	

Total Paid To Date:

\$244.48



Signature

6/23/11

Date

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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER SNELL

Case Number  
2011CV106

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/30/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	Domestic Relations Office of Columbia
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	DOT Fronk
Relation:	Secretary
Date:	06/06/11
Time:	0910
Deputy:	6
Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC
Phone:	

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 06/30/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2011CV106

DOMESTIC RELATIONS

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER SNELL

Case Number  
2011CV106

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/30/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	COLUMBIA COUNTY TAX CLAIM
<b>Primary Address:</b>	PO BOX 380 BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Heather Hyatt		
<b>Relation:</b>	Clerk		
<b>Date:</b>	06/06/11	<b>Time:</b>	1300
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 06/30/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV106

COLUMBIA COUNTY TAX

# REAL ESTATE OUTLINE

ED # 75-11

DATE RECEIVED 6-1-11  
DOCKET AND INDEX 6-2-11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR <del>\$1,350.00</del> OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>8923</u>

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

SALE DATE Aug. 3, 11 TIME 2900  
POSTING DATE June 28, 11  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 7/3/11  
2<sup>ND</sup> WEEK 20  
3<sup>RD</sup> WEEK 27/11

# 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 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) along 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 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:**  
UDREN LAW OFFICES, PC

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

Document Receipt

---

Trans # 26227 Carrier / service: POST 2PM 6/2/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000009221

Doc Ref #: 75ED2011

Document Receipt

---

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



Document Receipt

---

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

HARRISBURG PA 17105

Tracking #: 9171924291001000009207

Doc Ref #: 75ED2011

Document Receipt

---

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

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Plaintiff  
v.

NO. 2011 CV 106

Defendant (s)

TO THE PROTHONOTARY:

Amount due

\$295,772.38

to Date of Sale

Ongoing Per Diem of \$47.90

to actual date of sale including if sale is held at a later date

(Costs to be added)

57

BY: \_\_\_\_\_  
Attorneys for Plaintiffs

ST. EUGENE, ORE. OFFICE  
1001 1/2 S. G. ST. ST. 1001A, PA.

Alan M. Minato, Esquire  
PA ID 75860

2000-01-01

ALCANTARA

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

ATTORNEY FOR PLAINTIFF

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

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 \$195,772.38

Interest From 05/14/2011

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$47.90

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

\$ \_\_\_\_\_

Prothonotary

By Tamara B. Kleene /KPB/

Clerk

Date 6-1-11

FILED  
JUN 1 2011  
CLERK

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

vs.

Jennifer Snell

=====

WRIT OF EXECUTION

=====

REAL DEBT \$ 195,772.38

INTEREST \$ \_\_\_\_\_

from 05/14/2011

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$47.90

to actual date of sale including if sale is  
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, 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 Beaver Valley, Beaver Township, Columbia County, Pennsylvania, and located in the development known as Pine Lake, Block "A", being Lot No. One Hundred Eighty 108, on the filed or to be filed Deed Drawing No. 1321 of Ebeck Associates, Inc., bounded and described as follows to wit:

STARTING at a point in the northern right-of-way of Shoreman Road, the southwest corner of Lot No. 104, thence along the northern right-of-way of Shoreman 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 Shoreman Road northern right-of-way north eighty-six degrees forty-two minutes east (N 86° 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 Shoreman 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 (N 1° 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 (S 88° 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. 106 and said lot south one degree sixteen minutes west (S 1° 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 Shoreman 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.

BEING a portion of a larger tract of land acquired by Pine Lake, Inc. by deed of Stanley Polinsky and Adele R. Polinsky after Adele R. Polinsky, his wife, dated June 23, 1979, and recorded June 23, 1979, in Columbia County Deed Book, Volume 147 at page 711.

BEING the same premises conveyed by Pine Lake, Inc. to Raymond Justofin and May Justofin by deed dated July 1, 1977 and recorded in the Columbia County Recorder's Office on the 12<sup>th</sup> day of August, 1977, in Book 252 of Deeds at page 723. Said May Justofin died a resident of Broome County, New York on the 28<sup>th</sup> 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.

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

ATTORNEY FOR PLAINTIFF

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  
MORTGAGE FORECLOSURE


NO. 2011 CV 106

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ 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:
- ☒ 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):
- ☒ 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

Alan M. Minato, Esquire  
PA ID 75860

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

ATTORNEY FOR PLAINTIFF

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  
MORTGAGE FORECLOSURE

NO. 2011 CV 106

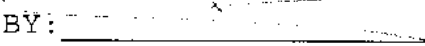
C E R T I F I C A T E

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

Alan M. Minato, Esquire  
PA ID 75860



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

ATTORNEY FOR PLAINTIFF

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  
MORTGAGE FORECLOSURE

NO. 2011 CV 106


C E R T I F I C A T E

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.

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BY:   
Attorneys for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

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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

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

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 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

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 Bureau	P.O. Box 380, Bloomsburg, PA 17815
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 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. sec. 4904 relating to unsworn falsification to authorities.

DATED: 5-26-11

UDREN LAW OFFICES, P.C.

  
BY: \_\_\_\_\_  
Attorneys for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

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

ATTORNEY FOR PLAINTIFF

U.S. Bank National  
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Agreement dated as of June 1,  
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Securities Corporation,  
Structured Asset Investment  
Loan Trust Mortgage Pass-  
Through Certificates, Series  
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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.

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

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

ATTORNEY FOR PLAINTIFF

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

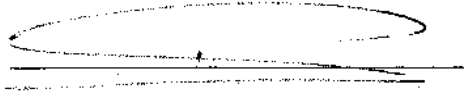
I, Attorney

Alan M. Minato, Esquire  
PA ID 75860

, do hereby state that any Deputy Sheriff or Sheriff levying upon

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  
property before the Sheriff's sale thereof.

Attorney for Plaintiff



Alan M. Minato, Esquire  
PA ID 75860

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 be filed Drawing No. 1221 of Beece Associates, Inc., bounded and described as follows, to wit:

STARTING at a point in the northern right-of-way of Sacochean Road, the southwest corner of Lot No. 106, thence along the northern right-of-way of Sacochean 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 Sacochean Road northern right-of-way north eighty-six degrees forty-two minutes east (N 86° 42' E) for a distance of three hundred ninety-eight and ninety-eight hundredths feet (398.98') to a point; thence along the northern right-of-way of Sacochean 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 (N 1° 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 (S 88° 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. 106 and said lot south one degree sixteen minutes west (S 1° 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 Sacochean 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.

BEING a portion of a larger tract of land situated by Pine Lake, Inc. by deed of Stanley Bolinsky and Adell R. Bolinsky wife Adell E. Bolinsky, his wife, dated June 03, 1970, and recorded June 23, 1970, in Columbia County Deed Book Volume 247 at page 71.

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 12<sup>th</sup> day of August, 1971 in Book 242 of Deeds at page 713. Said May Justofin died a resident of Broome County, New York on the 28<sup>th</sup> 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.: 01.1SA07100

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.



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

ATTORNEY FOR PLAINTIFF

*Sherriff Copy*

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

MORTGAGE FORECLOSURE

NO.

v.  
Jennifer Snell  
836 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  
Age: Over 18  
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:

Company: Owen Loan Servicing, LLC

as servicer on behalf of

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

*Chris Heinichen*

Contract Management Coordinator

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

ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, as  
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Corporation, Structured Asset  
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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.

COPY  
FILED  
PROTHONOTARY  
JAN 19 P 4 19  
CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

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

#11010110-1

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:

JIM JOYCE

, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn  
according to law, deposes and says, that on WEDNESDAY the 16TH day of  
MARCH 20 11 at 10:06 A. M., prevailing time, he served the within REINSTATED NOTICE  
AND COMPLAINT IN M/F

upon JENNIFER SNELL

the within named, by handing to HER personally, at HER RESIDENCE, 77 YOLANDA DRIVE,  
SHAVERTOWN,

in the County of Luzerne, State of Pennsylvania, a  
true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

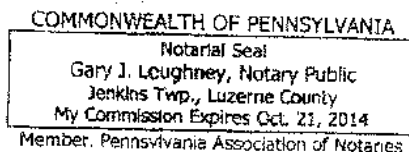
this 17th day of MAR. 20 11

[Signature]  
Notary

[Signature]

Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6390

U.S. BANK NATIONAL ASSOC

106cv2011

VS

COMPLAINT

JENNIFER SNELL

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*

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

ATTORNEY FOR PLAINTIFF

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

v.

Jennifer Snell

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

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.

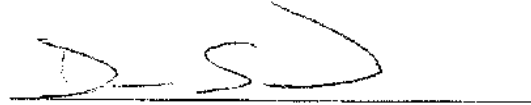
LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUERIDA 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 INMEDIATAMENTE 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 ASISTENCIA LEGAL.

8 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.

A handwritten signature in dark ink, appearing to read 'D. Siedman', is written over a horizontal line.

Daniel S. Siedman, Esquire  
PA ID 306534

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

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

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO.

v.  
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  
Age: Over 18  
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:

Company: Ocwen Loan Servicing, LLC

as servicer on behalf of

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

 **Chris Heinichen**  
**Contract Management Coordinator**

**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**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

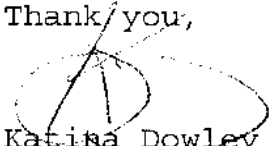
May 12, 2011

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



ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

8923

**UDREN LAW OFFICES, PC**

**PA OPERATING ACCOUNT**  
711 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7566/2360

NUMBER  
8923

One Thousand Five Hundred and 00/100\*\*\*\*\*

DATE  
May 12, 2011

AMOUNT  
\*\*\*\*\*1,500.00

**PAY  
TO THE  
ORDER  
OF**

Columbia County Sheriff

Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

MP

1100892311 423607568911 950007718511

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