

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY Mellon vs Cherie & Martin Snyder

NO. 137-12 ED NO. 468-12 JD

DATE/TIME OF SALE: May 8 0900

BID PRICE (INCLUDES COST) \$ 2405.53

POUNDAGE - 2% OF BID \$ 48.11

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

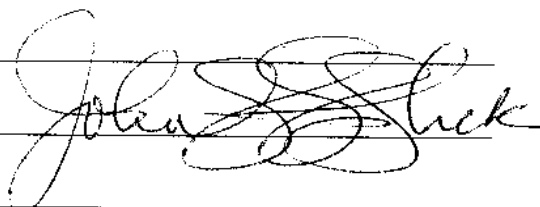
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2453.64

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_



TOTAL DUE: \$ 2453.64

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1103.64

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK MELLON

vs.

**Defendant**  
CLYRIE SNYDER  
MARVIN W SNYDER

**Attorney for the Plaintiff:**  
MILSTEAD & ASSOCIATES LLC  
220 LAKE DRIVE EAST  
SUITE 301  
CHERRY HILL, NJ 08002

**Sheriff's Sale Date:** Wednesday, May 8, 2013

**Writ of Execution No. :** 2012CV468

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 129 EAST 6TH STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,042.98</b>

## Municipal Costs

Sewer	\$307.55
<b>Total Municipal Costs</b>	<b>\$307.55</b>

## Distribution Costs

Recording Fees	\$55.00
<b>Total Distribution Costs</b>	<b>\$55.00</b>

**Grand Total:** **\$2,405.53**

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)

by County/Sheriff Teleprint

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.

Richard M. Milstead, Esq.

Nelson Diaz, Esq. PA & NJ

Mary L. Hubert Bell, Esq. PA & NJ

Patrick J. Wesner, Esq. PA & NJ

Mark E. Herrera, Esq. PA & NJ

Ryan A. Gower, Esq. PA & NJ

Whitney E. Weinlein, Esq. NJ

Lisa Ann Thomas  
Sr. Foreclosure Administrator

## Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

[www.milsteadlaw.com](http://www.milsteadlaw.com)

Pennsylvania Location:

7 N. Columbus Boulevard #200

Philadelphia, PA 19106-1422

Phone: (215) 717-0043

Fax: (215) 717-0044

May 13, 2013

Our File No. 45.18101

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: The Bank of New York, et als. vs. Clyric A. Snyder and Marvin W. Snyder**  
**Case No. 2012-CV-468      Sale Date: May 8, 2013**  
**Deed Instructions**

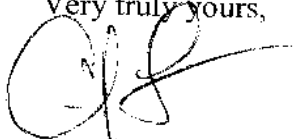
Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-19, 475 Crosspoint Parkway, Getzville, NY, 14068.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Amelia Torres  
Paralegal

REV. 183 EX (04-10)  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 280603 HARRISBURG, PA 17128-0603		<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>SEE REVERSE FOR INSTRUCTIONS</b>		RECORDER'S USE ONLY STATE TAX PAID _____ BLOCK NUMBER _____ PAGE NUMBER _____ DATE RECORDED _____	
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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) WHEN 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. TAXES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL STATEMENT(S).

<b>A. CORRESPONDENT - ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:</b>					
NAME <b>Amelia Torres</b>		TELEPHONE NUMBER <b>856-482-1400</b>			
MAILING ADDRESS <b>220 Lake Drive East, Suite 301</b>		CITY/STATE/ZIP CODE <b>Cherry Hill, NJ 08002</b>			
<b>B. TRANSFER DATA</b>		<b>C. DATE OF ACCEPTANCE OF DOCUMENT: 5/13/13</b>			
GRANTOR(S) LESSOR(S) <b>Sheriff of Columbia County</b>		GRANTEE(S) LESSEE(S) <b>THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-19</b>			
STREET ADDRESS <b>Columbia County Courthouse PO Box 380</b>		STREET ADDRESS <b>475 Crosspoint Parkway</b>			
CITY <b>Blommsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	CITY <b>Getzville</b>	STATE <b>NY</b>	ZIP CODE <b>14068</b>
<b>D. PROPERTY LOCATION</b>					
STREET ADDRESS <b>129 East 6th Street</b>			CITY, TOWNSHIP, BOROUGH <b>Berwick, PA 18603</b>		
COUNTY <b>Columbia</b>	SCHOOL DISTRICT		TAX PARCEL NUMBER <b>04A-04-006</b>		
<b>E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</b>					
1. ACTUAL CASH CONSIDERATION <b>\$2,453.64</b>	2. OTHER CONSIDERATION <b>\$0</b>		3. TOTAL CONSIDERATION <b>\$2,453.64</b>		
4. COUNTY ASSESSED VALUE <b>\$21,352.00</b>	5. COMMON LEVEL RATIO FACTOR <b>3.6000</b>		6. FAIR MARKET VALUE <b>\$76,867.20</b>		
<b>F. EXEMPTION DATA</b>					
1a. AMOUNT OF EXEMPTION CLAIMED <b>100%</b>		1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE <b>100%</b>		1c. PERCENTAGE OF GRANTOR'S INTEREST CONVEYED <b>100%</b>	

**2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED**

- ☐ WILL OR INTESTATE SUCCESSION \_\_\_\_\_ (NAME OF DECEDENT) \_\_\_\_\_ (ESTATE FILE NUMBER) \_\_\_\_\_
- ☐ 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 STATE 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 PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) \_\_\_\_\_

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

**5/13/13**

106024

**Milstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400



55-136312

DATE

05/10/13

CHECK

106024

AMOUNT

\*\*\$1,103.64

PAY  
TO THE  
ORDER  
OF

\*\*\* ONE THOUSAND ONE HUNDRED THREE & 64/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT  
VOID AFTER 180 DAYS

⑈ 106024 ⑈ ⑆03⑆20⑆360⑆ ⑆7 8308 2⑈

MILSTEAD & ASSOCIATES, LLC

BY: Patrick J. Wesner, Esquire

ID No. 203145

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

Our file number: 45.18101

**THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2012-CV-468**

**Plaintiff,**

**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

FILED  
PROTESTANT  
2013 APR -3 A 8 15  
CLERK OF COURT  
COLUMBIA COUNTY, PA

**SPECIAL ORDER PURSUANT TO PA R.C.P. 3129.3**

AND NOW, on this 3<sup>rd</sup> day of April, 2013, upon consideration of Plaintiff, The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19, for a Motion for Special Order postponing Sheriff's Sale scheduled for April 3, 2013 without new notice, it is hereby ORDERED and DECREED that Plaintiff's Special Motion for continuance of Sheriff's Sale without new notice is granted, and said Sheriff's Sale of the real property commonly known as 129 East 6<sup>th</sup> Street, Berwick, PA 18603 is rescheduled for May 8, 2013. No further notice to Defendant and lien holders and no further advertising is required.

**BY THE COURT**

15/ Thomas A. James, Jr.

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file no. 45.18101

**THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
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**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

No.: 2012-CV-468

**Plaintiff,**

vs.

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

FILED  
PROTESTARY  
JUL 10 - 3 A 3 06  
CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

**MOTION FOR POSTPONEMENT OF SHERIFF'S SALE  
WITHOUT NEW NOTICE PURSUANT TO PA R.C.P. NO. 3129.3**

COMES NOW, Plaintiff, by its attorney, Patrick J. Wesner, Esquire, and moves this Honorable Court to issue a Special Order of Court for postponement of Sheriff's Sale without new notice pursuant to PA R.C.P. No. 3129.3 and in support thereof states the following:

**I. PARTIES**

1. Plaintiff, The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19, (the "Plaintiff"), is a corporation registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 475 Crosspoint Parkway, Getzville, NY 14068.

2. Defendants, Clyrie A. Snyder and Marvin W. Snyder, (collectively, the "Defendants"), are tenants by the entireties and are the real owners of the premises hereinafter described.

**II. BACKGROUND**

3. On September 11, 2006, in consideration of a loan in the principal amount of \$55,900.00, the Defendants executed and delivered to Countrywide Home Loans, Inc. a note

(the "Note") with interest thereon at 12.000 percent per annum, payable as to the principal and interest in equal monthly installments of \$563.75 commencing October 1, 2006.

4. A Loan Modification Agreement was made on or about March 6, 2009 between the Defendants (the "Borrowers") and Countrywide (the "Lender") to increase the unpaid principal balance due on the Note to \$64,890.51, consisting of the amount(s) loaned to Borrowers by the Lender which may include, but not limited to, any past due principal payments, interest, fees and/or costs capitalized.

5. To secure the obligations under the Note, the Defendant executed and delivered to Countrywide a mortgage (the "Mortgage") dated September 11, 2006, recorded on September 18, 2006 in the Department of Records in and for the County of Columbia under Mortgage Instrument Number 200609743.

6. On account of a default under the Note and Mortgage, Plaintiff initiated this mortgage foreclosure action by way of complaint in mortgage foreclosure filed on March 28, 2012.

7. Pursuant to the mortgage foreclosure action, Plaintiff caused a writ of execution to be issued upon the real property commonly known as 129 East 6<sup>th</sup> Street, Berwick, PA 18603 (the "Property") with the Property to be scheduled for sale by the Columbia County Sheriff on December 12, 2012.

8. The December 12, 2012 sale was postponed to the regularly scheduled Columbia County sale of February 6, 2013 to allow Plaintiff time to serve the Notice of Sale upon the Lien Holders.

9. The February 6, 2013 sale was postponed to the regularly scheduled Columbia County sale of April 3, 2013 to allow Plaintiff additional time to serve the Notice of Sale upon the Lien Holders.

10. Plaintiff wishes to postpone the Columbia County sheriff's sale scheduled for April 3, 2013 to the next available sale date of May 8, 2013 to allow additional time for Plaintiff's attorney to serve the Notice of Sale upon the Lien Holders.



### III. RELIEF REQUESTED

11. Plaintiff hereby restates and re-alleges each of the preceding paragraphs as though the same were set forth at length herein.

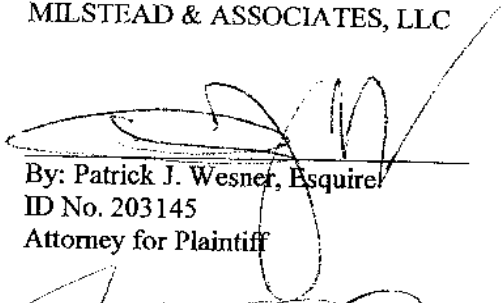
12. An additional one month postponement will allow the Plaintiff's attorney time to serve the Notice of Sale upon the Lien Holders.

13. Pursuant to PA. R.C.P. 3129.3 Plaintiff may continue, postpone or adjourn a Sheriff's Sale without further notice upon Special Order if this Honorable Court.

14. The postponement does not prejudice the Defendants.

**WHEREFORE**, it is respectfully requested that this Honorable Court grant a Special Order of Court postponing the Columbia County Sheriff's Sale scheduled for April 3, 2013 to the next available sale date of May 8, 2013 without further notice to the Defendants and lien holders and no further advertising.

Respectfully submitted,  
MILSTEAD & ASSOCIATES, LLC



By: Patrick J. Wesner, Esquire  
ID No. 203145  
Attorney for Plaintiff



John Flick  
Local Counsel for Plaintiff

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff  
Our file number: 45.18101

**THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
THE CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19**

**Plaintiff,**

**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2012-CV-468**

**PLAINTIFF'S MEMORANDUM OF LAW IN  
SUPPORT OF MOTION TO POSTPONE SHERIFF'S SALE**

Plaintiff, The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19 files this Motion to Postpone Sheriff's Sale (the "Motion") in accordance with PA R.C.P. 3129.3, which provides for the postponement of a Sheriff's Sale without new notice and service thereof pursuant to PA R.C.P. 3129.2.

**I. PARTIES**

Plaintiff, The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19, (the "Plaintiff"), is a corporation registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 475 Crosspoint Parkway, Getzville, NY 14068.

Defendants, Clyrie A. Snyder and Marvin W. Snyder, (collectively, the "Defendants"), are tenants by the entireties and are the real owners of the premises hereinafter described.

**II. BACKGROUND**

On September 11, 2006, in consideration of a loan in the principal amount of \$55,900.00, the Defendants executed and delivered to Countrywide Home Loans, Inc. a note (the "Note") with interest thereon at 12.000 percent per annum, payable as to the principal and interest in equal monthly installments of \$563.75 commencing October 1, 2006.

A Loan Modification Agreement was made on or about March 6, 2009 between the Defendants (the "Borrowers") and Countrywide (the "Lender") to increase the unpaid principal balance due on the Note to \$64,890.51, consisting of the amount(s) loaned to Borrowers by the Lender which may include, but not limited to, any past due principal payments, interest, fees and/or costs capitalized.

To secure the obligations under the Note, the Defendant executed and delivered to Countrywide a mortgage (the "Mortgage") dated September 11, 2006, recorded on September 18, 2006 in the Department of Records in and for the County of Columbia under Mortgage Instrument Number 200609743.

On account of a default under the Note and Mortgage, Plaintiff initiated this mortgage foreclosure action by way of complaint in mortgage foreclosure filed on March 28, 2012.

Pursuant to the mortgage foreclosure action, Plaintiff caused a writ of execution to be issued upon the real property commonly known as 129 East 6<sup>th</sup> Street, Berwick, PA 18603 (the "Property") with the Property to be scheduled for sale by the Columbia County Sheriff on December 12, 2012.

The December 12, 2012 sale was postponed to the regularly scheduled Columbia County sale of February 6, 2013 to allow Plaintiff time to serve the Notice of Sale upon the Lien Holders.

The February 6, 2013 sale was postponed to the regularly scheduled Columbia County sale of April 3, 2013 to allow Plaintiff additional time to serve the Notice of Sale upon the Lien Holders.

Plaintiff wishes to postpone the Columbia County sheriff's sale scheduled for April 3, 2013 to the next available sale date of May 8, 2013 to allow additional time for Plaintiff's attorney to serve the Notice of Sale upon the Lien Holders.

### **III. RELIEF REQUESTED**

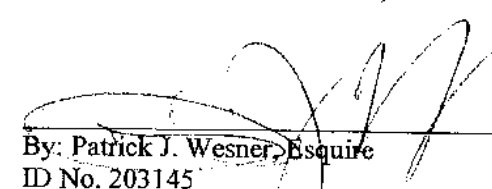
A two month postponement will allow Plaintiff additional time to serve the Notice of Sale upon the Lien Holders.

Pursuant to Pa. R.C.P. 3129.3 Plaintiff may continue, postpone or adjourn a Sheriff's Sale without further notice upon Special Order if this Honorable Court. The postponement does not prejudice the Defendants.

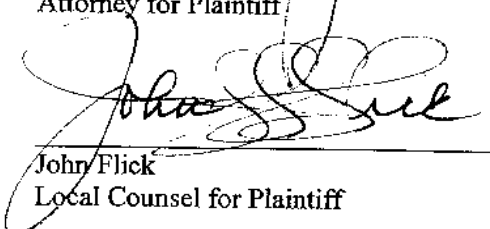
### **IV. CONCLUSION**

**WHEREFORE**, it is respectfully requested that this Honorable Court grant a Special Order of Court postponing the Columbia County Sheriff's Sale scheduled for April 3, 2013 to May 8, 2013 without further notice to the Defendants and to the lien holders and no further advertising.

Respectfully submitted,  
MILSTEAD & ASSOCIATES, LLC



By: Patrick J. Wesner, Esquire  
ID No. 203145  
Attorney for Plaintiff



John Flick  
Local Counsel for Plaintiff

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 45.18101

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FOR THE CERTIFICATEHOLDERS OF  
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**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2012-CV-468**

**Plaintiff,**

**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**CERTIFICATE OF SERVICE**

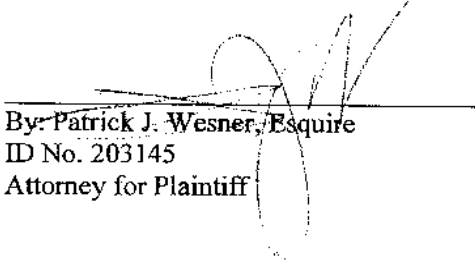
I, Patrick J. Wesner, Esquire, counsel for Plaintiff, hereby certify that a copy of the foregoing Motion to Postpone Sheriff's Sale was served on the following person by first class mail, postage prepaid, on the 2<sup>ND</sup> day of April, 2013:

**Clyrie A. Snyder  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603**

**Marvin W. Snyder  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603**

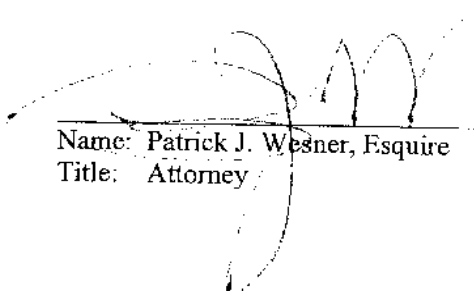
**Sheriff of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**

MILSTEAD & ASSOCIATES, LLC

  
By: Patrick J. Wesner, Esquire  
ID No. 203145  
Attorney for Plaintiff

**VERIFICATION**

I, Patrick J. Wesner, Esquire, hereby certify that I am an Attorney for Plaintiff and am authorized to make this verification on Plaintiff's behalf. I verify that the facts and statements set forth in the forgoing Motion are true and correct to the best of my knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.

  
Name: Patrick J. Wesner, Esquire  
Title: Attorney

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK MELLON

vs.

**Defendant**  
CLYRIE SNYDER  
MARVIN W SNYDER

**Attorney for the Plaintiff:**  
MILSTEAD & ASSOCIATES LLC  
220 LAKE DRIVE EAST  
SUITE 301  
CHERRY HILL, NJ 08002

**Sheriff's Sale Date:** Wednesday, April 3, 2013

**Writ of Execution No. :** 2012CV468

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 129 EAST 6TH STREET, BERWICK, PA 18603

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**Grand Total:** **\$2,405.53**

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)

(By County Data Sheet Form 10-2008-14)

**MILSTEAD & ASSOCIATES, LLC**

WOODLAND FALLS CORPORATE PARK  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002

(856) 482-1400  
fax: (856) 482-9190  
[aprice@milsteadlaw.com](mailto:aprice@milsteadlaw.com)

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**FACSIMILE TRANSMITTAL SHEET**

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TO:	FROM:
Columbia County Sheriff	Anthony Price
COMPANY:	DATE:
Columbia County Sheriff	February 5, 2013
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	45.18101
RE:	YOUR REFERENCE NUMBER:
Clyric A. Snyder and Marvin W. Snyder	2012-CV-468

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A follow-up copy ☐ will ☐ not be sent by mail.

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**Comments**

Please accept this fax as authorization to **POSTPONE** the sale scheduled for February 6, 2013. We are still attempting to complete service of the Notice of Sale upon additional lienholders appearing of record. **Please re-schedule the sale for April 3, 2013.**

If you have any questions, please contact our office.

Thank you,

  
Anthony Price

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION  
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.



**MILSTEAD & ASSOCIATES, LLC**

WOODLAND FALLS CORPORATE PARK  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002

(856) 482-1400  
fax: (856) 482-9190  
atorres@milsteadlaw.com

**FACSIMILE TRANSMITTAL SHEET**

TO:	Columbia County Sheriff	FROM:	Amelia Torres
COMPANY:	Columbia County Sheriff	DATE:	December 11, 2012
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5622	SENDER'S REFERENCE NUMBER:	45.18101
RE:	Snyder, Chyrie	YOUR REFERENCE NUMBER:	2012-CV-468

A follow-up copy ☐ will ☐ not be sent by mail.

**Comments**

Please accept this fax as authorization to **POSTPONE** the sale scheduled for December 12, 2012. We are still attempting to complete service of the Notice of Sale upon additional lienholders appearing of record. **Please re-schedule the sale for February 6, 2013.**

If you have any questions, please contact our office.

Thank you,

  
Amelia Torres

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION  
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK MELLON

vs.

**Defendant**  
CLYRIE SNYDER  
MARVIN W SNYDER

**Attorney for the Plaintiff:**  
MILSTEAD & ASSOCIATES LLC  
220 LAKE DRIVE EAST  
SUITE 301  
CHERRY HILL, NJ 08002

**Sheriff's Sale Date:** Wednesday, December 12, 2012

**Writ of Execution No. :** 2012CV468

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 129 EAST 6TH STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,042.98</b>

## Municipal Costs

Sewer	\$307.55
<b>Total Municipal Costs</b>	<b>\$307.55</b>

## Distribution Costs

Recording Fees	\$55.00
<b>Total Distribution Costs</b>	<b>\$55.00</b>

**Grand Total:** **\$2,405.53**

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)

(PA Countywide Sheriff, Telepost, Inc)

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>18.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>492.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1150.98</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1375.98</u>

✓ PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>307.55</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>307.55</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2465.53

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SHERIFF'S RETURN OF SERVICE

11/07/2012 10:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 129 EAST 6TH STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 07, 2012

NOTARY

Affirmed and subscribed to before me this

7TH day of NOVEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Berks, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/02/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 129 EAST 6TH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 11-07-12

Time: 1030

Deputy: DANCELO

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

(POSTING)

2012CV468

129 EAST 6TH STREET, BERWICK, PA 18603

EXP: 11/02/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SHERIFF'S RETURN OF SERVICE

10/09/2012 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE GREG SNYDER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLYRIE SNYDER AT 129 EAST 6TH STREET, BERWICK, PA 18603.

Paul D'Angelo  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2012

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

Tami B Kline | KPB |

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SHERIFF'S RETURN OF SERVICE

10/09/2012 11:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE GREG SNYDER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARVIN W SNYDER AT 129 EAST 6TH STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

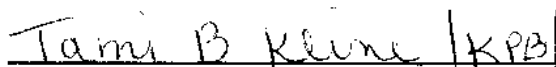
October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2012

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

 Tami B. Kline / KPB

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

©, County of Columbia Sheriff's Office, Inc.

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

REAL ESTATE TAX CERTIFICATION

Date: 10/31/2012

Fee: \$5.00

Cert. NO: 13160

SNYDER MARVIN W & CLYRIE A  
129 EAST SIXTH STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0285 -0625  
Location: 129 E SIXTH STREET  
Parcel Id: 04A-04 -006-00,000

Assessment: 21,352

Balances as of 10/31/2012

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

By: Columbia County Sheriff

Per: Tim Chamberlain





October 17, 2012

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE  
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-19**

VS.

**CLYRIE A. SNYDER  
MARVIN W. SNYDER**

**NO: 2012-CV-468  
NO: 2012-ED-137**

Dear Timothy:

The amount due on the sewer account #100383 for the property located at 129 E.  
6<sup>th</sup> Street Berwick through December 31, 2012 is \$307.55.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:  
CONNIE GINGHER  
1615 LINCOLN AVE  
BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	21352	45.0000	770.07	785.79	864.37
Connie Ginger					
ASSESSED VALUE	21352	960.84	770.07	785.79	864.37
GAMING REVENUE	-3890	-175.05	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
TAXABLE ASSESSMENT	17462	785.79	Aug. 31	Oct. 31	Nov. 1

HOURS MON. TUE. THUR. 9:30AM-4:00PM  
CLOSED WEDNESDAY & FRIDAY  
CLOSED HOLIDAYS  
PHONE 570-752-7442

M  
A SNYDER MARVIN W & CLYRIE A  
I 129 EAST SIXTH STREET  
L BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A04 00600000	4628
129 E SIXTH ST	2839.00
19991-0057	18513.00
0.16 ACRES	7-9-12

**Tax Notice** 2012 County & Municipality  
BERWICK BORO  
MAKE CHECKS PAYABLE TO:  
Connie J. Ginger

FOR: COLUMBIA County			DATE 03/01/2012	BILL NO. 6015	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
CEN. BORO Assessment	21352	7.140	115.03	152.56	167.84
LIGHT BORO RE		1.75	37.37	39.24	39.24
			232.27	237.01	248.86
The discount & penalty have been calculated for your convenience			472.73	482.37	515.55
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

HOURS MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS  
PHONE: 570-752-7442

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SNYDER MARVIN W & CLYRIE A  
129 EAST SIXTH STREET  
BERWICK PA 18603

If you desire a receipt, please mail this tax notice in a stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

ONLY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-04 -006-00,000	
129 E SIXTH ST	
0.16 Acres	
Land	2,839
Buildings	18,513
Total Assessment	21,352

This tax returned to courthouse on: January 1, 2013

FILE COPY

3-12-12

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	CLYRIE SNYDER	
Primary Address:	129 EAST 6TH STREET BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	GREG SNYDER	
Relation:	SON	
Date:	10/19/12	Time:
Deputy:	DANCELO	Mileage:

### Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:
-------	---------------------------	--------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

SNYDER, CLYRIE

2012CV468

129 EAST 6TH STREET, BERWICK, PA 18603

EXP: 11/02/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice Zone:   
Manner: < Not Specified > Expires: 11/02/2012 Warrant:   
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MARVIN W SNYDER  
Primary Address: 129 EAST 6TH STREET  
BERWICK, PA 18603  
Phone: DOB:   
Alternate Address:   
Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other  
Adult In Charge: GREG SNYDER  
Relation: SON  
Date: 10/09/12 Time: 1100  
Deputy: DANIELLO Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

SNYDER, MARVIN W

2012CV468

129 EAST 6TH STREET, BERWICK, PA 18603

EXP: 11/02/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/02/2012

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MARGIE HOZE

Relation:

CLERK

Date:

10/29/12

Time:

1020

Deputy:

DANGELD

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2012CV468

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 11/02/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	GLORIA BOBERSKY
Relation:	MGR
Date:	10/09/12
Time:	0930
Deputy:	DANCELO
Mileage:	

### Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:	
-------	---------------------------	--------	--

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

BERWICK SEWER AUTHOF

2012CV468

1108 FREAS AVE, BERWICK, PA 18603

EXP: 11/02/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	11/02/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BERWICK AREA SCHOOL DISTRICT
<b>Primary Address:</b>	500 LINE ROAD BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	KERRY CANOUSE		
<b>Relation:</b>	Sister		
<b>Date:</b>	10/09/12	<b>Time:</b>	1050
<b>Deputy:</b>	DANEECO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MILSTEAD & ASSOCIATES LLC	<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. \_\_\_\_\_

BERWICK AREA SCHOOL I

2012CV468

500 LINE ROAD, BERWICK, PA 18603

EXP: 11/02/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/02/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: de R K

Date: 10/29/12 Time: 09:20

Deputy: #2 Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV468

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/02/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
CLYRIE SNYDER (et al.)

Case Number  
2012CV468

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/02/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET

2ND FLOOR

Bloomsburg, PA 17815

Phone: DOB:

Alternate

Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

maureen cole

Relation:

clerk

Date:

10/09/12

Time:

09:25

Deputy:

tlj

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV468

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P. EXP: 11/02/2012

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff  
File No. 45.18101

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
THE CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19,

Plaintiff,

Vs.

Clyrie A. Snyder,

and

Marvin W. Snyder,

Defendants

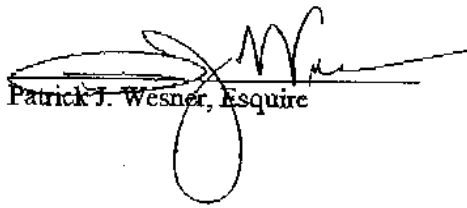
COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No.: 2012-CV-468

**VERIFICATION OF NON-MILITARY SERVICE**

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

1. that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of 2003, 50 USC App. § 501,
2. defendant, Clyrie A. Snyder, is over 18 years of age and resides at 129 East 6th Street, Berwick, PA 18603,
3. defendant, Marvin W. Snyder, is over 18 years of age and resides at 129 East 6th Street, Berwick, PA 18603.

  
Patrick J. Wesner, Esquire

Document Receipt

---

Trans # 38432 Carrier / service: POST 2PM 10/5/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000017509

Doc Ref #: 137ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 38431 Carrier / service: POST 2PM 10/5/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE  
DEPARTMENT 281230

Tracking #: 9171924291001000017493

Doc Ref #: 137ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 38429 Carrier / service: POST 2PM 10/5/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000017486

Doc Ref #: 137ED2012

Document Receipt

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Trans # 38428 Carrier / service: POST 2PM 10/5/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000017479

Doc Ref #: 137ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 38427 Carrier / service: POST 2PM 10/5/2012

Ship to: 38427

CENTRAL TAX BUREAU OF PA INC.

20 EMERSON LANE, SUITE 905

Tracking #: 9171924291001000017462

Doc Ref #: 137ED2012

BRIDGEVILLE PA 15017

Document Receipt

---

Trans # 38426 Carrier / service: POST 2PM 10/5/2012

Ship to: 38426

BEKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 9171924291001000017455

Doc Ref #: 137ED2012

BANGOR PA 18013



Document Receipt

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Trans # 38425 Carrier / service: POST 2PM 10/5/2012

Ship to: 38425

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000017448

Doc Ref #: 137ED2012

HARRISBURG PA 17105

Document Receipt

---

Trans # 38424 Carrier / service: POST 2PM 10/5/2012

Ship to: 38424

COMMON OF PA DEPT LABOR &  
INDUSTRY

651 BOAS STREET

Tracking #: 9171924291001000017431

Doc Ref #: 137ED2012

HARRISBURG PA 17121

# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV468**

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, DECEMBER 12, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, on the North side of Sixth Street, between Market and Pine Streets, bounded and described as follows, to wit:  
Beginning at a point on the North side of Sixth Street at the southeasterly corner of Lot No. 88; thence Northerly along Lot No. 88, a distance of 90-3/4 feet to a certain lot now or late of Joseph W. Freas; thence Easterly along the same and lot now or late of Carrie R. Foulk, parallel with Sixth Street, a distance of 78-1/4 feet to line of Lot No. 91; thence Southerly along said Lot No. 91, a distance of 90-3/4 feet to Sixth Street; thence Westerly along said Sixth Street, a distance of 78-1/4 feet to corner, the place of beginning. On which is erected a large two story frame double dwelling home.  
Title to said Premises vested in Marvin W. Snyder and Clyrie A. Snyder, his wife by Deed from James P. Coyne and Adelaide Coyne, his wife dated 10/29/99 and recorded 10/29/99 in the Columbia County Recorder of Deeds in Instrument No. 199910057. Being known as 129 East 6th Street, Berwick, P A 18603  
Tax Parcel Number: 04A-04-006

PROPERTY ADDRESS: 129 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-006

Seized and taken into execution to be sold as the property of CLYRIE SNYDER, MARVIN W SNYDER in suit of THE BANK OF NEW YORK MELLON.

**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:**  
MILSTEAD & ASSOCIATES LLC  
CHERRY HILL, NJ

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

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff  
File Number: 45.18101

**THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
THE CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19**

**Plaintiff,**  
**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**March**

**No.: 2012-CV-468 2012-ED-137**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19, Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 129 East 6<sup>th</sup> Street, Berwick, PA 18603:

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

Clyrie A. Snyder  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603

Marvin W. Snyder  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603

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

Same as above

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

The Bank of New York Mellon FKA  
The Bank of New York, as trustee for  
the certificateholders of the Cwabs Inc.,  
Asset-Backed Certificates, Series 2006-19  
(Plaintiff herein)  
475 Crosspoint Parkway  
Getzville, NY 14068

vs.

Common of PA Dept. Labor & Industry  
651 Boas Street  
Harrisburg, PA 17121

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

The Bank of New York Mellon FKA  
The Bank of New York, as trustee for  
the certificateholders of the CWABS Inc.,  
Asset-Backed Certificates, Series 2006-19  
(Plaintiff herein)  
475 Crosspoint Parkway  
Getzville, NY 14068

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

None Known

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

None Known

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

Tenant/Occupant  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603

Department of Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

4 Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

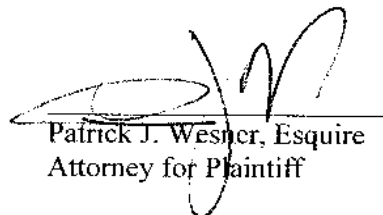
Berwick Borough Tax Office  
1615 Lincoln Avenue  
Berwick, PA 18603

5 Berkheimer Tax Administrator  
50 North Seventh Street  
Bangor, PA 18013

7 Berwick Area School District  
500 Line Street  
Berwick, PA 18603

5 Central Tax Bureau of Pennsylvania, Inc.  
20 Emerson Lane, Suite 905  
Bridgeville, PA 15017

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

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: October 2, 2012

# REAL ESTATE OUTLINE

ED # 137-12

DATE RECEIVED 10-4-12  
DOCKET AND INDEX 10-5-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>93677</u>

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

SALE DATE	<u>Dec 12, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Nov 7, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Nov 21</u>	
	2 <sup>ND</sup> WEEK <u>28</u>	
	3 <sup>RD</sup> WEEK <u>Dec 5, 12</u>	

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19

Plaintiff,

vs.

Clyrie A. Snyder  
Marvin W. Snyder

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION  
(Mortgage Foreclosure)

NO.: 2012-CV-468

2012-ED-137

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

129 East 6<sup>th</sup> Street, Berwick, PA 18603  
(see legal description attached)

AMOUNT DUE	\$102,799.69
INTEREST	
From 05/16/2012 to Date	\$
of Sale at \$21.28 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: 10-04-12

(SEAL)

Tamara B. Kline  
(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.  
Barbara N. Salvetta  
Clerk

Printed at Clerk of Sent. Courts  
My Comm. Exp. 1st January in 2016

No. 2012-CV-468

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

The Bank of New York Mellon FKA The Bank of New  
York, as trustee for the certificateholders of the CWABS  
Inc., Asset-Backed Certificates, Series 2006-19

vs.

Clyrie A. Snyder  
Marvin W. Snyder

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

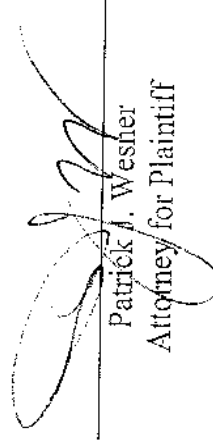
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Costs

Office of Judicial Support

Judg. Fee

Sat.



---

Patrick J. Wesher  
Attorney for Plaintiff

Address: 129 East 6th Street, Berwick, PA 18603

Where papers may be served.



All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, on the North side of Sixth Street, between Market and Pine Streets, bounded and described as follows, to wit:

Beginning at a point on the North side of Sixth Street at the southeasterly corner of Lot No. 88; thence Northerly along Lot No. 88, a distance of 90-3/4 feet to a certain lot now or late of Joseph W. Frcas; thence Easterly along the same and lot now or late of Carrie R. Foulk, parallel with Sixth Street, a distance of 78-1/4 feet to line of Lot No. 91; thence Southerly along said Lot No. 91, a distance of 90-3/4 feet to Sixth Street; thence Westerly along said Sixth Street, a distance of 78-1/4 feet to corner, the place of beginning.

On which is erected a large two story frame double dwelling home.

Title to said Premises vested in Marvin W. Snyder and Clyrie A. Snyder, his wife by Deed from James P. Coyne and Adelaide Coyne, his wife dated 10/29/99 and recorded 10/29/99 in the Columbia County Recorder of Deeds in Instrument No. 199910057.

**Being known as 129 East 6<sup>th</sup> Street, Berwick, PA 18603**

**Tax Parcel Number: 04A-04-006**

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.  
michael@milsteadlaw.com

Richard M. Milstead, Esq.  
richard@milsteadlaw.com

Nelson Diaz, Esq. PA & NJ  
ndiaz@milsteadlaw.com

Mary L. Harbert-Belt, Esq. PA & NJ  
mharbert@milsteadlaw.com

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, New Jersey 08002

TEL. (856) 482-1400 FAX (856) 482-9190

Patrick J. Wesner, Esq. PA & NJ  
pwesner@milsteadlaw.com

Mark E. Herrera, Esq. PA & NJ  
mherrera@milsteadlaw.com

Ryan A. Gower, Esq. PA & NJ  
rgower@milsteadlaw.com

Lisa Ann Thomas  
Sr. Foreclosure Administrator  
lthomas@milsteadlaw.com

Our File No. 45.18101

October 2, 2012

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

**Re: The Bank of New York Mellon, et al vs. Clyrie A. Snyder and Marvin W. Snyder**  
**List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Clyrie A. Snyder - 129 East 6<sup>th</sup> Street, Berwick, PA 18603**  
**Marvin W. Snyder - 129 East 6<sup>th</sup> Street, Berwick, PA 18603**

Also post the handbill on the mortgage premises listed below:

**129 East 6<sup>th</sup> Street, Berwick, PA 18603**

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price  
Paralegal

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
File Number: 45.18101

**THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19,**

**Plaintiff,**  
**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**March**  
**No.: 2012-CV-468** 2012-ED-137

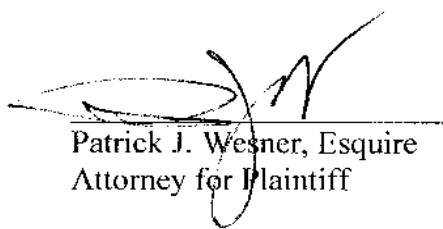
**CERTIFICATION**

**CERTIFICATION**

Patrick J. Wesner, Esquire, hereby verifies that he is 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 Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: October 2, 2012

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
File Number: 45.18101

**THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19,**

**Plaintiff,  
vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**March  
No.: 2012-CV-468 2012-ED-137**

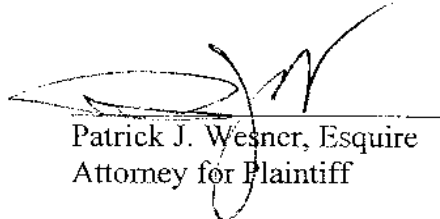
**CERTIFICATION**

**CERTIFICATION**

Patrick J. Wesner, Esquire, hereby verifies that he is 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 Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: October 2, 2012

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff  
File Number: 45.18101

**THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
THE CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19**

**Plaintiff,**

**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**March**

**No.: 2012-CV-468 2012-ED-137**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19, Plaintiff in the above entitled cause of action, sets forth as of the date the Praeipe for Writ of Execution was filed the following information concerning the real property located at 129 East 6<sup>th</sup> Street, Berwick, PA 18603:

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

Clyrie A. Snyder  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603

Marvin W. Snyder  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603

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

Same as above

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

The Bank of New York Mellon FKA  
The Bank of New York, as trustee for  
the certificateholders of the Cwabs Inc.,  
Asset-Backed Certificates, Series 2006-19  
(Plaintiff herein)  
475 Crosspoint Parkway  
Getzville, NY 14068

Common of PA Dept. Labor & Industry  
651 Boas Street  
Harrisburg, PA 17121

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

The Bank of New York Mellon FKA  
The Bank of New York, as trustee for  
the certificateholders of the CWABS Inc.,  
Asset-Backed Certificates, Series 2006-19  
(Plaintiff herein)  
475 Crosspoint Parkway  
Getzville, NY 14068

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

None Known

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

None Known

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

Tenant/Occupant  
129 East 6<sup>th</sup> Street  
Berwick, PA 18603

Department of Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

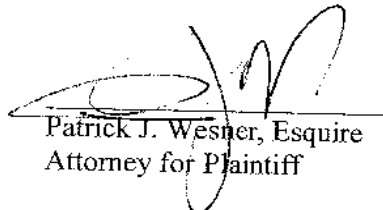
Berwick Borough Tax Office  
1615 Lincoln Avenue  
Berwick, PA 18603

Berkheimer Tax Administrator  
50 North Seventh Street  
Bangor, PA 18013

Berwick Area School District  
500 Line Street  
Berwick, PA 18603

Central Tax Bureau of Pennsylvania, Inc.  
20 Emerson Lane, Suite 905  
Bridgeville, PA 15017

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

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: October 2, 2012

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Clyrie A. Snyder  
Marvin W. Snyder

PLAINTIFF/SELLER: The Bank of New York Mellon FKA The Bank of  
New York, as trustee for the certificateholders of the  
CWABS Inc., Asset-Backed Certificates, Series 2006-19

DEFENDANT(S): Clyrie A. Snyder  
Marvin W. Snyder

PROPERTY: 129 East 6<sup>th</sup> Street  
Berwick, PA 18603  
(Improvements erected thereon)

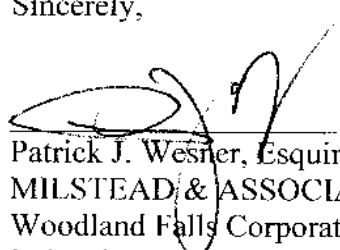
JUDGMENT AMOUNT: \$102,799.69

COLUMBIA COUNTY  
March  
No.: 2012-CV-468

The above captioned property is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. 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 interest.

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

Sincerely,

  
\_\_\_\_\_  
Patrick J. Wesner, Esquire  
MILSTEAD & ASSOCIATES, LLC  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff  
File Number: 45.18101

**THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-19**

**Plaintiff,**  
**vs.**

**Clyrie A. Snyder  
Marvin W. Snyder**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**March**  
**No.: 2012-CV-468    2012-ED-137**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO P.A.R.C.P.3129**

**TAKE NOTICE:**

Your house (real estate) at 129 East 6<sup>th</sup> Street, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on \_\_\_\_\_ at \_\_\_\_\_, in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$102,799.69 obtained by The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-19.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty 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.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Lawyers Referral and Information Service  
Columbia County Bar Association  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
570-784-8760

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, on the North side of Sixth Street, between Market and Pine Streets, bounded and described as follows, to wit:

Beginning at a point on the North side of Sixth Street at the southeasterly corner of Lot No. 88; thence Northerly along Lot No. 88, a distance of 90-3/4 feet to a certain lot now or late of Joseph W. Freas; thence Easterly along the same and lot now or late of Carrie R. Foulk, parallel with Sixth Street, a distance of 78-1/4 feet to line of Lot No. 91; thence Southerly along said Lot No. 91, a distance of 90-3/4 feet to Sixth Street; thence Westerly along said Sixth Street, a distance of 78-1/4 feet to corner, the place of beginning.

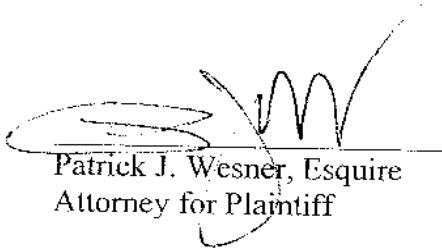
On which is erected a large two story frame double dwelling home.

Title to said Premises vested in Marvin W. Snyder and Clyrie A. Snyder, his wife by Deed from James P. Coyne and Adelaide Coyne, his wife dated 10/29/99 and recorded 10/29/99 in the Columbia County Recorder of Deeds in Instrument No. 199910057.

**Being known as 129 East 6<sup>th</sup> Street, Berwick, PA 18603**  
**Tax Parcel Number: 04A-04-006**

### WAIVER OF WATCHMAN

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



Patrick J. Wesner, Esquire  
Attorney for Plaintiff

93677

**Winstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400



DATE	CHECK	AMOUNT
06/29/12	93677	**\$1,350.00

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT  
VOID AFTER 180 DAYS

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