

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Glusser
 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>54.00</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>10.00</u>	
TOTAL *****		\$ <u>493.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1167.09</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1392.09</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1787.08</u>	
TOTAL *****		\$ <u>1787.08</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1359.67</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1359.67</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. <u>Union Co. Sheriff</u>	\$ <u>44.50</u>	
	\$	
TOTAL *****		\$ <u>44.50</u>

TOTAL COSTS (OPENING BID) \$ 5313.34

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 09-DEC-15

FEE: \$5.00

CERT. NO23031

BANK OF NEW YORK MELLON
C/O UDREN LAW OFFICES PC
111 WOODCREST RD SUITE 200
CHERRY HILL NJ 08003

DISTRICT: BERWICK BORO
DEED 20150-3045
LOCATION: 349 VINE ST L 52
PARCEL: 04B-04 -058-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2010	PRIM	1,552.99	3.50		0.00	1,556.49
2014	PRIM	229.52	1.07		0.00	230.59
TOTAL DUE :						\$1,787.08

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2014

REQUESTED BY: SHERIFF

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

*PLEASE OBTAIN CERTIFICATION FOR 2015 REAL ESTATE TAXES FROM THE TAXING
AUTHORITIES.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT,
PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN
PROPER PAYOFF AMOUNTS.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
JUDY SLUSSER (et al.)

Case Number
2013CV149

SHERIFF'S RETURN OF SERVICE

11/12/2015 12:00 PM - DEPUTY SCOTT MAYERNICK, 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 349 VINE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015

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



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 349 VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

11-12-15

Time:

12:00

Deputy:

3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2013CV149

349 VINE STREET, BERWICK, PA 18603

NO EXPIRATION

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

pleadings@udren.com

**The Bank of New York Mellon f/k/a The Bank of New York as
successor trustee for JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of Equity One ABS,
Inc. Mortgage Pass-Through Certificates Series 2003-1**
Plaintiff

v.

**DERWOOD H. SLUSSER JR., LAST RECORD OWNER,
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
DERWOOD H. SLUSSER, JR., LAST RECORD OWNER,
JUDY A. SLUSSER,**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2013-CV-149

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.

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

Dated: 10-19-15

UDREN LAW OFFICES, P.C.

BY: *Nicole LaBella*
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1
Plaintiff**

v.

**Derwood H. Slusser Jr., Last Record
Owner
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under Derwood H. Slusser, Jr., Last
Record Owner
Judy A. Slusser**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2013-CV-149

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

**The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity
One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1, Plaintiff in the above
action, by its undersigned attorney, upon information and belief, 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:**

349 Vine Street, Berwick, PA 18603

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

**Derwood H. Slusser Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

**Judy A. Slusser
139 Maple Street
Millmont , PA 17845**

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

**Derwood H. Slusser Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

**Judy A. Slusser
139 Maple Street
Millmont , PA 17845**

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

**Arrow Financial Services, LLC
c/o Blatt, Hasenmiller, Leibsker and Moore, LLC
5 Great Valley Parkway
Suite 100
Malvern, PA 19355**

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

**The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity
One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409**

Sr Mortgage Holders - None

**Conseco Finance Consumer Discount Company
332 Minnesota St.
Suite 610
St. Paul, MN 55101**

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

Sr lien Holders - 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:

Tenant/Occupant
349 Vine Street
Berwick, PA 18603

Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815

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

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division
6th Floor, Strawberry Square, Dept. 280601
Harrisburg, PA 17128

Internal Revenue Service, Pittsburgh Office
W.S. Moorhead Federal Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222

Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program
PO BOX 8486, Willow Oak Bldg.
Harrisburg, PA 17105-8486

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 10-19-15

UDREN LAW OFFICES, P.C.

BY: G. de LaBette
Attorney for Plaintiff

MJU#: 11100746 CASE#: 11100746-1

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1

Plaintiff

v.

DERWOOD H. SLUSSER JR., LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DERWOOD H. SLUSSER, JR., LAST RECORD OWNER; JUDY A. SLUSSER;

Defendant(s)

**COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County**

**MORTGAGE
FORECLOSURE**

NO. 2013-CV-149

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): DERWOOD H. SLUSSER JR., LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DERWOOD H. SLUSSER, JR., LAST RECORD OWNER; JUDY A. SLUSSER;

PROPERTY: 349 Vine Street, Berwick, PA 18603

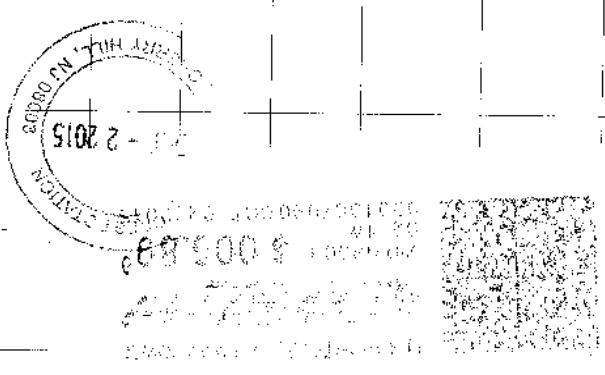
Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **12/16/2015 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 11100746 CASE#: 11100746-1

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	Postmark and Date of Receipt Due Sender If COD	R.R. Fee S.D. Fee S.H. Fee	Rst. Del. Fee Remarks
1		Christine Perry UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	Arrow Financial Services, LLC c/o Blatt, Hasenmiller, Lebsker and Moore, LLC 5 Great Valley Parkway Suite 100 Malvern, PA 19355							
2			Conseco Finance Consumer Discount Company 332 Minnesota St. Suite 610 St. Paul, MN 55101							
3			Tenant/Occupant 349 Vine Street Berwick, PA 18603							
4			Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815							
5			Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815							
6			Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230							
7			Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square, Dept. 280601 Harrisburg, PA 17128							
8			Internal Revenue Service, Pittsburgh Office W.S. Moorhead Federal Building 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222							
9			Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program PO BOX 8486, Willow Oak Bldg. Harrisburg, PA 17105-8486							
Total number of Pieces Listed by Sender		9	Postmaster, Per (Name of Receiving Employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.</p>						



Derwood H. Slusser Jr., Last Record Owner - MJU# 11100746-1 (Columbia County)
 Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner - MJU# 11100746-1 (Columbia County)
 Judy A. Slusser - MJU# 11100746-1 (Columbia County)

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620

CP



91 7108 2133 3939 7821 4030



U.S. POSTAGE PITNEY BOWES
ZIP 08003 \$005.33⁵
02 1W
0001387090 OCT 14, 2015

Internal Revenue Service, Pittsburgh Office
W.S. Moorhead Federal Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222

111067464

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1**

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

NO. 2013-CV-149

Plaintiff

v.

**DERWOOD H. SLUSSER JR., LAST
RECORD OWNER; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DERWOOD H. SLUSSER, JR., LAST
RECORD OWNER; JUDY A. SLUSSER;**

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:

10-19-15

UDREN LAW OFFICES, P.C.

BY: *W. de Lubbock*
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon f/k/a The Bank of New York
as successor trustee for JPMorgan Chase Bank, N.A., as
Trustee for the benefit of the Certificateholders of Equity
One ABS, Inc. Mortgage Pass-Through Certificates Series
2003-1**

Plaintiff

v.

**DERWOOD H. SLUSSER JR., LAST RECORD OWNER,
JUDY A. SLUSSER, UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DERWOOD H. SLUSSER,
JR., LAST RECORD OWNER**

Defendant(s)

**COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County**

**MORTGAGE
FORECLOSURE**

NO. 2013-CV-149

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Derwood H. Slusser Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

Your house (real estate) at **349 Vine Street, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **12/16/2015 at 9:00 AM** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$90,703.90**, 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
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The Bank of New York
as successor trustee for JPMorgan Chase Bank, N.A., as
Trustee for the benefit of the Certificateholders of Equity One
ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1
Plaintiff

v.

DERWOOD H. SLUSSER JR., LAST RECORD OWNER,
JUDY A. SLUSSER, UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DERWOOD H. SLUSSER,
JR., LAST RECORD OWNER
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2013-CV-149

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last
Record Owner
349 Vine Street
Berwick, PA 18603

Your house (real estate) at **349 Vine Street, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **12/16/2015 at 9:00 AM** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$90,703.90**, 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

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION**

The Bank of New York Mellon, f/k/a The
Bank of New York as Successor trustee for
JPMorgan Chase Bank, N.A., as Trustee for
the benefit of the Certificateholders of Equity
One ABS, Inc. Mortgage Pass-Through
Certificates Series 2003-1
C/O Ocwen Loan Servicing, LLC

Plaintiff

V.

NO. 2013-CV-149

Derwood H. Slusser, Jr., Last Record Owner

Jeffery Slusser, Known Heir of Derwood H.
Slusser, Jr., Last Record Owner

Wendy Camillocci, Known Heir of Derwood
H. Slusser, Jr., Last Record Owner

Judy A. Slusser

Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming
Right, Title or Interest From or Under
Derwood H. Slusser, Jr., Last Record Owner

Defendant(s)

FILED
NOTARIAL
2014 DEC 17 A 11:05
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 17 Day of Dec., 2014, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Amended Complaint In Mortgage Foreclosure on Derwood H. Slusser, Jr., Last Record Owner, and the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner ; shall be complete when Plaintiff or its counsel or agent has posted the property address located at 349 Vine Street, Berwick, PA 18603, and published in

accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 349 Vine Street, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

/s/ Thomas A. Jones, Jr.

MJU# 11100746 (Slusser)

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Derwood H. Slusser, Jr., et. al., Defendant(s)



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

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

APS File #: 136896-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms. Christine A. Perry
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Unknown Heirs, Successors Assigns and All Persons,
Firms or Associations Claiming Right, Title or Interest
From or Under Derwood H. Slusser, Jr. Last Record Owner
by posting
Court Case No. Columbia Co 2013-CV-149

State of: PA ss.

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 15 day of October, 20 15, at 7:36 o'clock P M

Place of Service: at 349 Vine Street, in Berwick, PA 18603

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Person Served, and Method of Service: Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Derwood H. Slusser, Jr. Last Record Owner by posting

By personally delivering them into the hands of the person to be served.

☒ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title
at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex ____: Skin Color ____: Hair Color ____: Facial Hair ____
Approx. Age ____: Approx. Height ____: Approx. Weight ____

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

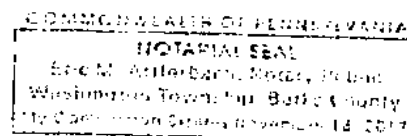
Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

Denise Hinkle
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
16 day of Oct, 2015

Notary Public (Commission Expires)



The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Derwood H. Slusser, Jr., et. al., Defendant(s)



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

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

APS File #: 136896-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

-Derwood H. Slusser, Jr., Last Record Owner by posting
Court Case No. Columbia Co 2013-CV-149

UDREN LAW OFFICES

Ms. Christine A. Perry

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: PA ss.

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 15 day of October, 20 15, at 7:30 o'clock PM

Place of Service: at 349 Vine Street, in Herwick, PA 18603

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Derwood H. Slusser, Jr., Last Record Owner by posting

Person Served, and
Method of Service: ☐ By personally delivering them into the hands of the person to be served.

☒ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Derwood H. Slusser, Jr., Last Record Owner by posting
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:

Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____

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

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

Denise Hinkle
Signature of Server

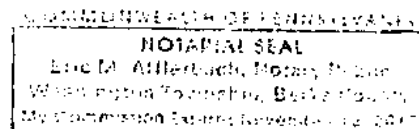
APS International, Ltd.

Subscribed and sworn to before me this

16 day of October, 20 15

Notary Public

(Commission Expires)



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

The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1
Plaintiff

v.

DERWOOD H. SLUSSER JR., LAST
RECORD OWNER, JUDY A. SLUSSER,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DERWOOD H. SLUSSER, JR.,
LAST RECORD OWNER
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-149

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Judy A. Slusser
139 Maple Street
Millmont, PA 17845

Your house (real estate) at 349 Vine Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 12/16/15 at 9:00 am at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$90,703.90, 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

Oct. 7. 2015 12:45PM

No. 4731 P. 1

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Derwood H. Slusser, Jr., et. al., Defendant(s)



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

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

APS File #: 136896-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Judy A. Slusser

Court Case No. Columbia Co 2013-CV-149

UDREN LAW OFFICES

Ms. Christine A. Perry

111 Wonderfest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: Pennsylvania ss.

County of: Snyder

Name of Server: Steven Servano, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 7 day of October, 20 15, at 12:00 o'clock PM

Place of Service: at 139 Maple Street in Millinnet, PA 17845

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Judy A. Slusser

Person Served, and Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Judy A. Slusser at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex F: Skin Color White: Hair Color Grey/Brown: Facial Hair NO
Approx. Age 54: Approx. Height 5'3: Approx. Weight 130

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

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

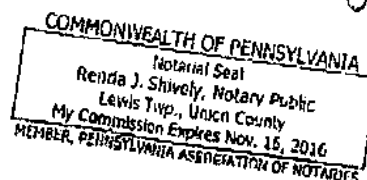
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

7th day of Oct, 20 15

Renda J. Shively
Notary Public (Commission Expires)





October 7, 2015

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

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW
YORK AS SUCCESSOR TRUSTEE FOR JP MORGAN CHASE BANK,
N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE
HOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2003-1**

VS.

**DERWOOD H. SLUSSER JR., 1ST RECORD OWNER, JUDY A.
SLUSSER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DERWOOD H. SLUSSER, JR., LAST
RECORD OWNER**

NO: 2013-CV-149

Dear Timothy:

The amount due on the sewer account #110424 for the property located at 349
Vine Street, Berwick Pa through December 31, 2015 is \$1,359.67. This amount
includes fees to satisfy a lien on the property.

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

Sincerely,

Kelly Morris

Hearing Impaired 711 Authority Clerk

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000063644

DERWOOD SLUSSER JR
139 MAPLE STREET

MILLMONT PA 17845

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 120

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

SEND BACK

Serve To:

Name: JUDY SLUSSER

Primary Address: 211 VALLEY VIEW LAKE
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address: 349 VINE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge ☒ Other

Adult In Charge: Judy L Slusser

Relation: 15 Not The DEF.

Date: 10-06-15 Time: 1730

Deputy: 8 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:	9-29-15	9-30-15	10-06-15			
Time:	1400	1151	1730			
Mileage:						
Deputy:	8	5	8			

Service Attempt Notes:

1. Not Home
2. Home AFTER 5 PM
3. DEF 15 Not The Judy A Slusser They want
4. DEF 15 Judy L Slusser SS last four 0827
- 5.
- 6.

SLUSSER, JUDY

2013CV149

211 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

Columbia County
Columbia County Sheriff

35 West Main Street
PO Box 380

Bloomsburg PA 17815



71901140006000063613

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



BLATT HASENMILLER LEIBSKER AND
MOORE LLC
ARROW FINANCIAL SERVICES LLC
5 GREAT VALLEY PARKWAY
SUITE 100
MALVERN PA 19355

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603**HOURS** MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE 570-752-7442**FOR: COLUMBIA County****DATE**
03/01/2015**BILL NO.**
6023

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	2,900	9.491	26.97	27.52	30.27
SINKING		1	2.84	2.90	3.19
FIRE		1.25	3.56	3.63	3.81
LIGHT		1.75	4.98	5.08	5.33
BORO RE		11.1	31.55	32.19	33.80
The discount & penalty have been calculated for your convenience			69.90	71.32	76.40
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BANK OF NEW YORK MELLON
SLUGGER DERWOOD II & JUDY A JR
500 BROAD ST 111 Woodcrest Rd Suite
BERWICK PA 18603 CHERRY HILL N.J. 200
08003

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04B-04 -058-00,000
349 N VINE ST
.1664 Acres Land 2,900
Buildings 0
Total Assessment 2,900

This tax returned
to courthouse on:
January 1, 2016

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**2015 SCHOOL REAL ESTATE TAX NOTICE**Berwick Area School District
Berwick Borough**Make Check Payable To:**The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:C04
BANK OF NEW YORK MELLON
C/O UDREN LAW OFFICES PC
111 WOODCREST RD STE 200
CHERRY HILL, NJ 08003-3620

Bill Date: 7/1/2015

Control #:

Bill #: 166

TAXPAYER COPY

Parcel #: 04B04 05800000

Prop. Type

Property Location and Description:349 N VINE ST
.166**Assessment:**L= 2,900
B= 0
T= 2,900

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	129.78
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	127.18
If Paid By 10/31/2015	FACE Amount	129.78
If Paid After 10/31/2015	10% Penalty Amount	142.76

Last Day to Pay: 12/31/2015For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.**Office Hours:**Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

County: 024 PARCEL ID: 04B-04-058-00.000 SUBDIVISION: v

ALTERNATE ID: BOOK/PAGE: 20150 3045 TAX YEAR: 2015

ALT: ☒ NAME: BANK OF NEW YORK MELLON OWNER #: ALT: ☒ LOCATION: 349 N VINE ST

BERWICK PA 18603

Index Owner Mult Owners Legal Values Came Custom Print PRC

R
N

20150	3045	04/27/2015	SLUSSER DERWOOD H & J	1
20021	1066	09/19/2002	SLUSSER DERWOOD H JR	1
0529	0425	03/19/1993	DERWOOD S & EVA J SLUS	35,000
0245	0076	10/02/1969		4,916

5,800
0
5,800
2,900
0
0
0
0
0
0

.17		7,250
PUBLIC W		PUBLIC S

* Do you still need tax cert
already in Mellon Bank

for Deb Miller

9/24/15 @ 10:27.

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

Sheriff's
ATTORNEY FOR PLAINTIFF

0413-04-058-00

The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2013-CV-149

DERWOOD H. SLUSSER JR., LAST
RECORD OWNER, JUDY A. SLUSSER,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DERWOOD H. SLUSSER, JR.,
LAST RECORD OWNER
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Derwood H. Slusser Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603

Your house (real estate) at **349 Vine Street, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on Dec 16th at 9.00 am at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of \$90,703.90, 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.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

120

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

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:

Relation:

Date:

9-22-15

Time:

12:50

Deputy:

3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2013CV149

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 120

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST IT

Serve To:

Name: OCCUPANT

Primary Address: 349 VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge:

Relation:

Date: 9-22-15

Time: 14:02

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2013CV149

349 VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Manner: < Not Specified > **Expires:** **Zone:** 120
Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
Warrant:

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.
Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Kelly Mueis
Relation: Secretary
Date: 9-22-15 **Time:** 13:40
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2013CV149

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 120

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
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: MARSHA MATHEW

Relation: Clerk

Date: 9-22-15 Time: 3:28

Deputy: 4 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV149

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/18/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1051410
Description: Derwood Slusser
Run Dates: 11/25/15 to 12/09/15
Class: 2
Agate Lines: 213
Blind Box:

Total Ad Cost \$1,167.09
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/25/15	12/09/15	3	\$1,167.09

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV149

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 16, 2015
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 COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT CORNER OF LOT NO. 51 OF JACKSON AND WOODIN MANUFACTURING COMPANY'S ADDITION TO BERWICK, ON NORTH VINE STREET; THENCE NORTH ALONG VINE STREET, A DISTANCE OF FORTY NINE AND ONE HALF (49 1/2) FEET TO LOT NO. 53 IN SAID ADDITION; THENCE WEST ALONG LOT NO. 53 A DISTANCE OF ONE HUNDRED AND FORTY FIVE (145) FEET TO GRANT STREET; THENCE SOUTH ALONG GRANT STREET A DISTANCE OF FORTY NINE AND ONE HALF (49 1/2) FEET TO A CORNER OF LOT NO. 51; THENCE EAST ALONG LOT NO. 51 A DISTANCE OF ONE HUNDRED FORTY FIVE (145) FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 52 IN THE TEN SINGLE COMPANY HOUSES ON NORTH VINE STREET, BERWICK, PENNSYLVANIA.

BEING THE SAME PREMISES CONVEYED TO DERWOOD H. SLUSSER, JR., BY DEED OF EVA J. SLUSSER, WIDOW, DATED MARCH 18, 1993, RECORDED IN COLUMBIA COUNTY RECORDER OF DEEDS BOOK 629, PAGE 125.

PIN # 4B-4-68

BEING KNOWN AS: 349 Vine Street, Berwick, PA 18603

PROPERTY ID NO.: 04B-04-058

TITLE TO SAID PREMISES IS VESTED IN Derwood H. Slusser, Jr. and Judy A. Slusser, his wife BY DEED FROM Derwood H. Slusser, Jr. and Judy A. Slusser, his wife DATED 09/09/2002 RECORDED 09/19/2002 AT INSTRUMENT NUMBER 200211066

PROPERTY ADDRESS: 349 VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-058

Seized and taken into execution to be sold as the property of JUDY SLUSSER, DERWOOD H. SLUSSER, JR., JEFFREY SLUSSER, DERWOOD H. SLUSSER, UNKNOWN HEIR OF, JR., WENDY CAMOLLOIC, CONSECO FINANCE CONSUMER DISCOUNT COMPANY 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

120

Warrant:

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:

Clerk

Date:

7-18-15

Time:

3:50

Deputy:

4

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV149

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV149

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 16, 2015
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 COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT CORNER OF LOT NO. 51 OF JACKSON AND WOODIN MANUFACTURING COMPANY'S ADDITION TO BERWICK, ON NORTH VINE STREET; THENCE NORTH ALONG VINE STREET, A DISTANCE OF FORTY NINE AND ONE HALF (49 1/2) FEET TO LOT NO. 53 IN SAID ADDITION; THENCE WEST ALONG LOT NO. 53 A DISTANCE OF ONE HUNDRED AND FORTY FIVE (145) FEET TO GRANT STREET; THENCE SOUTH ALONG GRANT STREET A DISTANCE OF FORTY NINE AND ONE HALF (49 1/2) FEET TO A CORNER OF LOT NO. 51; THENCE EAST ALONG LOT NO. 51 A DISTANCE OF ONE HUNDRED FORTY FIVE (145) FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 52 IN THE TEN SINGLE COMPANY HOUSES ON NORTH VINE STREET, BERWICK, PENNSYLVANIA.

BEING THE SAME PREMISES CONVEYED TO DERWOOD H. SLUSSER JR., BY DEED OF EVA J. SLUSSER, WIDOW, DATED MARCH 18, 1993, RECORDED IN COLUMBIA COUNTY RECORDER OF DEEDS BOOK 529, PAGE 425.

PIN # 4B-4-58

BEING KNOWN AS: 349 Vine Street, Berwick, PA 18603

PROPERTY ID NO.: 04B-04-058

TITLE TO SAID PREMISES IS VESTED IN Derwood H. Slusser, Jr. and Judy A. Slusser, his wife BY DEED FROM Derwood H. Slusser, Jr. and Judy A. Slusser, his wife DATED 09/09/2002 RECORDED 09/19/2002 AT INSTRUMENT NUMBER 200211066

PROPERTY ADDRESS: 349 VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-058

Seized and taken into execution to be sold as the property of JUDY SLUSSER, DERWOOD H SLUSSER, JR, JEFFREY SLUSSER, DERWOOD H SLUSSER, UNKNOWN HEIR OF, JR, WENDY CAMOLLOIC, CONSECO FINANCE CONSUMER DISCOUNT COMPANY 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1

Plaintiff

v.

Derwood H. Slusser Jr., Last Record
Owner
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under Derwood H. Slusser, Jr., Last
Record Owner
Judy A. Slusser

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-149

2015 - ED - 120

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:

349 Vine Street, Berwick, PA 18603

Amount due \$ 90,703.90

Interest From 9/15/2015 \$ _____
to Date of Sale _____ *

*Ongoing Per Diem of \$11.47
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____

Prothonotary

By Barbara N. Silvestri RA

Clerk

Date Sept 17, 2015

*Prothonotary of Sec. Courts
Columbia County, PA
July 1, 2015*

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

MJU#: 11100746 CASE#: 11100746-1

REAL ESTATE OUTLINE

ED # 2015 ED 120

DATE RECEIVED 9-18-15
DOCKET AND INDEX 2013 CV 149

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>X</u>	CK# <u>83013</u>

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

SALE DATE Dec 16th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

**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

**The Bank of New York Mellon f/k/a The Bank of New York as
successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the
benefit of the Certificateholders of Equity One ABS, Inc. Mortgage
Pass-Through Certificates Series 2003-1
Plaintiff**

v.

**Derwood H. Slusser Jr., Last Record Owner
Unknown Heirs, Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest From or Under
Derwood H. Slusser, Jr., Last Record Owner
Judy A. Slusser
Defendant(s)**

**COURT OF
COMMON
PLEAS
CIVIL DIVISION
Columbia
County**

**MORTGAGE
FORECLOSURE**

**NO. 2013-CV-
149**

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1, Plaintiff in the above action, by its undersigned attorney, upon information and belief, 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:

349 Vine Street, Berwick, PA 18603

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

**Derwood H. Slusser Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

**Derwood H. Slusser Jr., Last Record Owner
139 Maple Street
Millmont, PA 17845**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603**

**Judy A. Slusser
139 Maple Street
Millmont, PA 17845**

**Judy A. Slusser
211 Valley View Lake
Millville, PA 17846**

**Judy A. Slusser
349 Vine Street
Berwick, PA 18603**

*Union Co
75.0*

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

Derwood H. Slusser Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603

Derwood H. Slusser Jr., Last Record Owner
139 Maple Street
Millmont, PA 17845

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner
349 Vine Street
Berwick, PA 18603

Judy A. Slusser
139 Maple Street
Millmont, PA 17845

Judy A. Slusser
211 Valley View Lake
Millville, PA 17846

Judy A. Slusser
349 Vine Street
Berwick, PA 18603

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

Arrow Financial Services, LLC
c/o Blatt, Hasenmiller, Leibsker and Moore, LLC
5 Great Valley Parkway
Suite 100
Malvern, PA 19355

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

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Sr Mortgage Holders - None

Conseco Finance Consumer Discount Company
332 Minnesota St.
Suite 610
St. Paul, MN 55101

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

Sr lien Holders - 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:

Tenant/Occupant
349 Vine Street
Berwick, PA 18603

Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815

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

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division
6th Floor, Strawberry Square, Dept. 280601
Harrisburg, PA 17128

Internal Revenue Service, Pittsburgh Office
W.S. Moorhead Federal Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222

Department of Public Welfare, TPL Casalty Unit, Estate Recovery Program
PO BOX 8486, Willow Oak Bldg.
Harrisburg, PA 17105-8486

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:


Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 9-14-15

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 11100746 CASE#: 11100746-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 120

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JUDY SLUSSER

Primary Address: 349 VINE STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 211 VALLEY VIEW LAKE
MILLVILLE, PA 17846

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-18-15 **Time:** 10:02

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. Vacant lot
2. No house
- 3.
- 4.
- 5.
- 6.

SLUSSER, JUDY

2013CV149

349 VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 120

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DERWOOD H SLUSSER, UNKNOWN HEIR

Primary Address: 349 VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 139 MAPLE STREET
MILLMONT, PA 17845

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 9-18-15

Time: 10:02

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SLUSSER, UNKNOWN HEIR

2013CV149

349 VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 120

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DERWOOD H SLUSSER, JR

Primary Address: 349 VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 139 MAPLE STREET
MILLMONT, PA 17845

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-18-15

Time: 10:02

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

Deceased

SLUSSER JR, DERWOOD H

2013CV149

349 VINE STREET, BERWICK, PA 18603

NO EXPIRATION

**IN THE COURT OF COMMON PLEAS
17TH JUDICIAL DISTRICT
UNION COUNTY, PENNSYLVANIA**

THE BANK OF NEW YORK MELLON

VS
NO: 2013 CV 149
SERVE: NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS

JUDY SLUSSER

UNION COUNTY SHERIFF'S RETURN

And now this 1ST day of OCTOBER 2015 I hereby certify and return that I DEPUTY ERIC L. LEAMAN served a copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS Upon JUDY SLUSSER, named defendant, by personally handing to JUDY SLUSSER at 139 MAPLE STREET, MILLMONT, Union County Pennsylvania, on OCTOBER 1, 2015 at 11:10 AM a true and correct copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS, and made known to HER the contents of the same.

SO ANSWERS
ERNEST R. RITTER III, SHERIFF
UNION COUNTY, PA.

By: Deputy Eric L. Leaman
DEPUTY ERIC L. LEAMAN

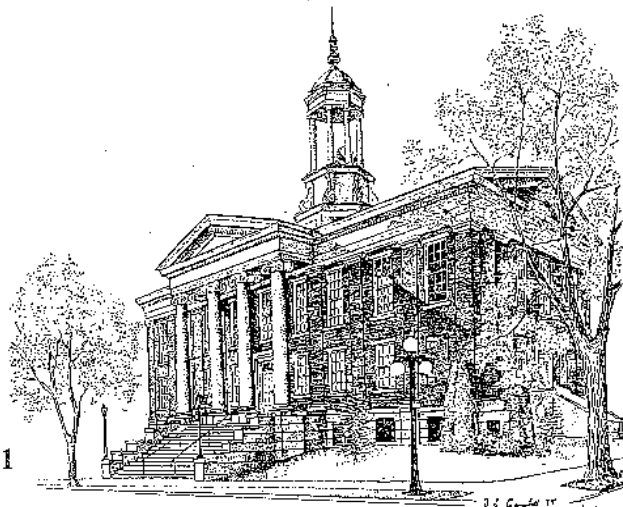
PLAINTIFF'S ATTORNEY:		DEPOSIT	\$75.00	RECEIPT # 930167
SHERIFF'S FEES.		REFUND	\$30.50	CHECK #
DOCKET	\$ 9.00			
SURCHARGE				
EXTRA SERVICE				
AFFIDAVIT	4.50			
SERVICE	9.00			
CO MILEAGE	22.00			
NOT FOUND				
DEPUTATION				
DEPUTIES OVERTIME				
MISC.				
TOTAL			\$ 44.50	

2015
ED
120

UNION COUNTY SHERIFF'S OFFICE

ERNEST R. RITTER, III, SHERIFF

103 South Second Street
Lewisburg, Pennsylvania 17837 • (570) 524-8716 • Fax (570) 524-8731



OCTOBER 6, 2015

THE BANK OF NEW YORK MELLON
VS

JUDY SLUSSER

OUT CO 28 PAGE: 17

COST SHEET FOR SERVICE

NO: # 2013 CV 149

NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS

Docket	\$ 9.00
Service	\$ 9.00
Extra Service	\$
Surcharge	\$
Affidavit	\$ 4.50
Mileage	\$ 22.00
Not Found	\$
Deputation	\$
Misc.	\$
Total	<hr/> \$ 44.50

Writ of Poss.	\$
Arrest	\$
Commitment	\$
Removal	\$
Sheriff Time	\$

10/6/15

DEPOSIT: \$ 75.00
REFUND: \$ 30.50

RECEIPT# 930167
CHECK # 779

ORIGINAL RETURN OF SERVICE IS FILED WITH THE UNION COUNTY PROTHONOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
SLUSSER, JUDY (et al.)

Case Number
2013CV149

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JUDY SLUSSER

Primary Address: 139 MAPLE STREET
MILLMONT, PA 17845

Phone: DOB:

Alternate Address: 349 VINE STREET
BERWICK, PA 18603

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:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, September 18, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Union 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

SLUSSER, JUDY

2013CV149

139 MAPLE STREET, MILLMONT, PA 17845

NO EXPIRATION

IN THE COURT OF COMMON PLEAS
17TH JUDICIAL DISTRICT
UNION COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON

VS NO: 2013 CV 149
SERVE: NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS

JUDY SLUSSER

UNION COUNTY SHERIFF'S RETURN

And now this 1ST day of OCTOBER 2015 I hereby certify and return that I DEPUTY ERIC L. LEAMAN served a copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS Upon JUDY SLUSSER, named defendant, by personally handing to JUDY SLUSSER at 139 MAPLE STREET, MILLMONT, Union County Pennsylvania, on OCTOBER 1, 2015 at 11:10 AM a true and correct copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS, and made known to HER the contents of the same.

SO ANSWERS
ERNEST R. RITTER III, SHERIFF
UNION COUNTY, PA.

By: Deputy Eric L. Leaman
DEPUTY ERIC L. LEAMAN

PLAINTIFF'S ATTORNEY:

SHERIFF'S FEES.
DOCKET \$ 9.00
SURCHARGE
EXTRA SERVICE
AFFIDAVIT 4.50
SERVICE 9.00
CO MILEAGE 22.00
NOT FOUND
DEPUTATION
DEPUTIES OVERTIME
MISC.

DEPOSIT \$75.00
REFUND \$30.50
RECEIPT # 930167
CHECK # 779

TOTAL \$ 44.50

Commonwealth of Pennsylvania:
County of Union :

Sworn to and subscribed before me

this 10 day of Oct 20 15

HARRIET ZEYN
Chief Deputy Prothonotary & Clerk of Courts
Lewisburg, Union County, PA
My Commission Expires 1st Mon Jan 2018

Harriet Zeyn, Deputy
Prothonotary
My Commission Expires:

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

The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1
Plaintiff

v.

Derwood H. Slusser Jr., Last Record
Owner
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under Derwood H. Slusser, Jr., Last
Record Owner
Judy A. Slusser

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-149

2015-ED-120

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:

349 Vine Street, Berwick, PA 18603

Amount due \$ 90,703.90

Interest From 9/15/2015 \$ _____ *
to Date of Sale

*Ongoing Per Diem of \$11.47
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____

Prothonotary

By Barbara N. Silvestri

Clerk

Date Sept. 17, 2015

*Prothonotary of New Jersey
Sept. 17, 2015 to 2016*

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

MJU#: 11100746 CASE#: 11100746-1

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

**The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1**
Plaintiff

v.

**Derwood H. Slusser Jr., Last Record
Owner
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under Derwood H. Slusser, Jr., Last
Record Owner
Judy A. Slusser**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-149

2015-ED-120


CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

This statement 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: 
Attorney for Plaintiff

BLANKET CERTIFICATE OF ACT 91
Form 1/1/08

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

The Bank of New York Mellon f/k/a The Bank
of New York as successor trustee for JPMorgan
Chase Bank, N.A., as Trustee for the benefit of
the Certificateholders of Equity One ABS, Inc.
Mortgage Pass-Through Certificates Series
2003-1

Plaintiff

v.

DERWOOD H. SLUSSER JR., LAST
RECORD OWNER, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER DERWOOD H. SLUSSER,
JR., LAST RECORD OWNER, JUDY A.
SLUSSER,

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-149

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

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **DERWOOD H. SLUSSER JR., LAST RECORD OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DERWOOD H. SLUSSER, JR., LAST RECORD OWNER, JUDY A. SLUSSER**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **September 14, 2015**

Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77768

MJU#: 11100746 CASE#: 11100746-1

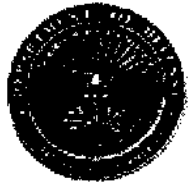
**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: SLUSSERFirst Name: JUDYMiddle Name: AActive Duty Status As Of: Sep-14-2015

EXHIBIT A

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: https://kb.defense.gov/app/answers/detail/a_id/344/~/locating-service-members-or-getting-a-mailing-address. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: WDI583A3V12AC90

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: SLUSSER JR.**EXHIBIT A**First Name: DERWOODMiddle Name: HActive Duty Status As Of: Sep-14-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: https://kb.defense.gov/app/answers/detail/a_id/344/~/locating-service-members-or-getting-a-mailing-address. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 1D712393O12BC90

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

**The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2013-CV-149

**DERWOOD H. SLUSSER JR., LAST
RECORD OWNER, JUDY A. SLUSSER,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DERWOOD H. SLUSSER, JR.,
LAST RECORD OWNER**
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Judy A. Slusser
211 Valley View Lake
Millville, PA 17846

Your house (real estate) at **349 Vine Street, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$90,703.90**, 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
856-669-5400**

pleadings@udren.com

**The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1**
Plaintiff

v.

**DERWOOD H. SLUSSER JR., LAST
RECORD OWNER
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER DERWOOD H. SLUSSER,
JR., LAST RECORD OWNER
JUDY A. SLUSSER**

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

**ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS 349 Vine Street, Berwick, PA 18603

PARCEL NUMBER: 04B-04-058

IMPROVEMENTS: Residential Property

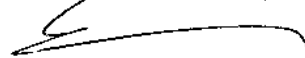
ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2013-CV-149

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

**ELIZABETH J. VLAHOPOULOS, ESQ.
Bar No. 000000000**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT CORNER OF LOT NO. 51 OF JACKSON AND WOODIN MANUFACTURING COMPANY'S ADDITION TO BERWICK, ON NORTH VINE STREET:

THENCE NORTH ALONG VINE STREET, A DISTANCE OF FORTY NINE AND ONE HALF (49 ½) FEET TO LOT NO. 53 IN SAID ADDITION;

THENCE WEST ALONG LOT NO. 53 A DISTANCE OF ONE HUNDRED AND FORTY FIVE (145) FEET TO GRANT STREET;

THENCE SOUTH ALONG GRANT STREET A DISTANCE OF FORTY NINE AND ONE HALF (49 ½) FEET TO A CORNER OF LOT NO. 51;

THENCE EAST ALONG LOT NO. 51 A DISTANCE OF ONE HUNDRED FORTY FIVE (145) FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 52 IN THE TEN SINGLE COMPANY HOUSES ON NORTH VINE STREET, BERWICK, PENNSYLVANIA.

**BEING THE SAME PREMISES CONVEYED TO DERWOOD H. SLUSSER JR., BY DEED OF EVA J. SLUSSER, WIDOW, DATED MARCH 18, 1993, RECORDED IN COLUMBIA COUNTY RECORDER OF DEEDS BOOK 529, PAGE 425.
PIN # 4B-4-58**

BEING KNOWN AS: 349 Vine Street, Berwick, PA 18603

PROPERTY ID NO.: 04B-04-058

TITLE TO SAID PREMISES IS VESTED IN Derwood H. Slusser, Jr. and Judy A. Slusser, his wife BY DEED FROM Derwood H. Slusser, Jr. and Judy A. Slusser, his wife DATED 09/09/2002 RECORDED 09/19/2002 AT INSTRUMENT NUMBER 200211066

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

**The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee
for the benefit of the Certificateholders of
Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-1**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-149

v.

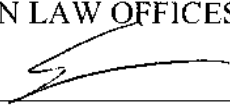
**DERWOOD H. SLUSSER JR., LAST
RECORD OWNER; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DERWOOD H. SLUSSER, JR., LAST
RECORD OWNER; JUDY A. SLUSSER;**
Defendant(s)

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 9-14-13

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

[Faint handwritten text, possibly a date or initials]

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-1**
vs.


Derwood H. Slusser Jr., Last Record Owner
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Derwood H. Slusser, Jr., Last Record Owner
Judy A. Slusser

Columbia County C.C.P. No. 2013-CV-149

Dear Sir or Madam:

Please **POST** the property with the Handbill at **349 Vine Street, Berwick, PA 18603**.

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

Document Receipt

Trans #	6365	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000063590

Doc Ref #: 2015ED120

Postage 5.1300

HARRISBURG PA 17128

120

Document Receipt

Trans #	6366	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000063606

Doc Ref #: 2015ED120

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6367	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000063613
Doc Ref #:	2015ED120
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6367	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000063613

Doc Ref #: 2015ED120

Postage 5.1300

Document Receipt

Trans #	6368	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000063620

Doc Ref #: 2015ED120

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6372	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

ARROW FINANCIAL SERVICES LLC

BLATT HASENMILLER
LEIBSKER AND MOORE LLC5 GREAT VALLEY PARKWAY
SUITE 100

Tracking #: 71901140006000063668

Doc Ref #: 2015ED120

Postage 5.1300

MALVERN PA 19355

Document Receipt

Trans #	6371	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY332 MINNESOTA STREET
SUITE 610

ST. PAUL MN 55101

Tracking #: 71901140006000063651

Doc Ref #: 2015ED120

Postage 5.1300

Document Receipt

Trans #	6369	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

JUDY SLUSSER
139 MAPLE STREET

Tracking #: 71901140006000063637
Doc Ref #: 2015ED120
Postage 5.1300

MILLMONT PA 17845

Document Receipt

Trans #	6370	Carrier / service:	USPS Server	First-Class Mail®	9/18/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DERWOOD SLUSSER JR

139 MAPLE STREET

Tracking #: 71901140006000063644

Doc Ref #: 2015ED120

Postage 5.1300

MILLMONT PA 17845

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

NUMBER
83013

3-7568/2360

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

DATE
September 14, 2015AMOUNT
*****1,500.00PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Slusser, 349 Vine Street, Berwick, PA 18603, Karli Leibfried

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

⑈083013⑈ ⑆236075689⑆ 9500077186⑈