

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of NY Mellon vs William Hey

NO. 84-15 ED NO. 1344-14 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1912.82

POUNDAGE - 2% OF BID \$ 38.26

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1951.08

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1951.08

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 601.08

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<u><b>Defendant</b></u>
THE BANK OF NEW YORK MELLON	WILLIAM HOY, III

vs.

**Attorney for the Plaintiff:**  
PARKER MCCAY  
7001 LINCILN DRIVE  
MARLTON, NJ 08053

**Sheriff's Sale Date:** Wednesday, October 14, 2015  
**Writ of Execution No. :** 2014CV1344  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 731 SOUTHERN DRIVE, CATAWISSA, PA 17820

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$955.32
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Other	\$100.00

BERKS CO

**Total Sheriff Costs** **\$1,845.82**

## Distribution Costs

Recording Fees	\$67.00
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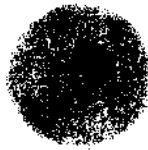
BERKS CO

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$1,912.82**

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

**PARKER MCCAY**  
ATTORNEYS AT LAW  
9000 MIDLANTIC DRIVE  
P.O. BOX 5054  
MOUNT LAUREL, NJ 08054



55 136/312

62760

DATE
10-20-15
AMOUNT
\$601.08

\*\*\*SIX HUNDRED ONE AND 08/100 USD

PAY  
TO THE  
ORDER OF

SHERIFF OF COLUMBIA COUNTY

CLIENT DISBURSEMENT ACCOUNT  
VOID AFTER 6 MONTHS



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑈062760⑈ ⑆031201360⑆ 7869233804⑈



**PARKER McCAY**

9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054

P: 856-596-8900  
F: 856-596-9631  
www.parkermccay.com

Foreclosure/Bankruptcy Dept.  
P: 856-810-5815  
F: 856-596-3427

October 21, 2015

File No. 14569-12-06639

Sheriff of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

**Re: The Bank of New York, et al v. Hoy, William aka William Hoy III.**  
**Docket No.: 2014-CV-1344**  
**Property: 731 Southern Drive, Catawissa, PA 17820**

Dear Sir/Madam:

Please accept this letter as authorization to prepare a sheriff's deed on the above matter into the name of **The Bank of New York Mellon FKA The Bank of New York, Trustee for the benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9,** whose address 345 St Peter Street, 1100 Landmark Towers, St. Paul, MN 55102. As requested, I have enclosed two (2) originals and (1) copy of the completed Realty Transfer Tax Statement of Value, together with (2) self-addressed stamped envelopes. You have advised that once the sheriff's deed has been prepared, your office will forward same directly to the Columbia County Recorder of Deeds for recording.

I thank you for your attention to this matter and if you should have any questions, please do not hesitate to contact my paralegal, Stacy Eager, at 856-810-5837

Very truly yours,

Richard J. Nalbandian, Esquire

RJN/se  
Enc.



**pennsylvania**  
DEPARTMENT OF REVENUE  
**Bureau of Individual Taxes**  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Richard J. Nalbandian, Esquire Parker Mccay PA		Telephone Number: (856) 810-5815	
Mailing Address 9000 Midlantic Drive PO BOX 5054	City Mount Laurel	State NJ	ZIP Code 08054

### B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) See Exhibit "A"	Telephone Number: (856) 810-5815
Mailing Address 35 West Main Street		Mailing Address 8742 Lucent Boulevard, Suite 300	
City Bloomsburg	State PA	ZIP Code 17815	City Highlands Ranch
			State CO
			ZIP Code 80129

### C. REAL ESTATE LOCATION

Street Address 731 Southern Drive		City, Township, Borough Franklin Township
County Columbia	School District Southern Columbia	Tax Parcel Number 16-07-032

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1,951.08	2. Other Consideration +0.00	3. Total Consideration = 1,951.08
4. County Assessed Value 22,067.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 79,441.20

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 79,441.20	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
-------------------------------------------------	-----------------------------------------------------------------	-----------------------------------------------------------

### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party

Date

*R. Nalbandian*

10/21/15

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

## Realty Transfer Tax Certification: Exhibit A

### B: Transfer Data

Grantee(s)/Lessee(s): The Bank of New York Mellon FKA The Bank of New York, Trustee for the benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

EXHIBIT "A"

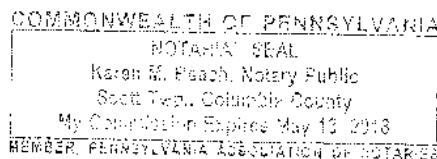
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 23, 30 and October 7, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

\_\_\_\_\_

Sworn and subscribed to before me this 7<sup>th</sup> day of October, 2015.

Karen M. Beach  
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

\_\_\_\_\_

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>420.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>955.32</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1180.32</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. <u>Books Co.</u>	\$ <u>100.00</u>	
	\$	
TOTAL *****		\$ <u>100.00</u>

TOTAL COSTS (OPENING BID) \$ 1912.82





Parker McCay P.A.  
9000 Midland Drive, Suite 300  
P.O. Box 6054  
Mount Laurel, New Jersey 08054

P: 856-596-0900  
F: 856-596-9631  
www.parkermccay.com

Foreclosure/Bankruptcy Dept.  
P: 856-810-6815  
F: 856-596-3427

September 24, 2015

File No. 14569-12-06639

Sheriff of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

**Re: The Bank of New York Mellon FKA The Bank of New York, as  
Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED  
CERTIFICATES, SERIES 2007-9 c/o Special Loan Servicing LLC v. Hoy, William, et als.  
Docket Number: 2014-CV-1344**

Dear Sir/Madam:

Enclosed, please find a time stamped copy of Plaintiff's Affidavit Pursuant to PaR.C.P.  
3129.2 with regard to the above referenced matter, the original of which was recently filed with  
the Prothonotary.

Thank you for your assistance in this matter. Should you have any questions, please do  
not hesitate to contact Dwight Blake at 856-596-8900.

Very truly yours,

RICHARD J. NALBANDIAN, III

RJN/db  
Enclosure

FILED  
PROTHONOTARY  
2015 SEP 24 PM 10 56  
CLERK OF COURT TO OFFICE  
COUNTY OF COLUMBIA, PA

File No. 14569-12-06639

**PARKER McCAY P.A.**

By: **Richard J. Nalbandian, III, Esquire**

Attorney ID# 312653

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

(856) 810-5815

**Attorneys for Plaintiff**

FILED  
PROTHONOTARY

2015 SEP 24 AM 10 56

CLERK OF SUPERIOR COURT  
COUNTY OF COLUMBIA, PA

**The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9**

**c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highland Ranch, CO 80129**

**Plaintiff,**

**v.**

**William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO. 2014-CV-1344**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**AFFIDAVIT PURSUANT TO PaR.C.P. 3129.2**

STATE OF NEW JERSEY

:

SS:

COUNTY OF BURLINGTON

:

I, Richard J. Nalbandian, III, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say,

1. True and correct copies of the Writ of Execution and Notice of Sheriff's Sale was served on Defendant(s), William Hoy a/k/a William Hoy, III by the Sheriff of Berks on July 31, 2015, at 27 Willow

Street, Lenhartsville, PA 19534, as is evidenced by the Return of Service which is attached hereto and made a part hereof as Exhibit "A".

2. True and correct copies of the Sheriff's Handbill of Sale were posted on the mortgaged premises at 731 Southern Drive, Catawissa, PA 17820 on August 31, 2015 as is evidenced by the Return of Service which is attached hereto and made a part hereof as Exhibit "B".

3. True and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders, and other applicable notices with reference to the scheduled Sheriff's sale, were sent to the following parties of interest on via first class mail, postage prepaid with certificates of mailing which are attached hereto and made a part hereof as Exhibit "C".

Gregory T. Moro, Esq.  
348 E. 2<sup>nd</sup> Street,  
Bloomsburg, PA 17815

Southern Columbia Area School District  
800 Southern Drive,  
Catawissa, PA 17820

Franklin Township Tax Collector  
Columbia County Tax Office  
P.O. Box 380,  
Bloomsburg, PA 17815

Franklin Township Sewage Enforcement  
Columbia Co. Sanitary Inspection Office  
234 Montour Blvd.  
Bloomsburg, PA 17815

Columbia County Tax Assessment Office  
11 West Main Street,  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
11 West Main Street,  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
11 West Main Street,  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania Department of Welfare  
333 Health and Welfare Building  
Harrisburg, PA 17105

Commonwealth of PA Bureau of Individual Tax  
Inheritance Tax Division P.O. Box 280601  
Harrisburg, PA 17105

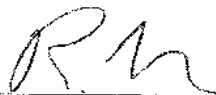
Department of Public Welfare TPL Casualty Unit  
Estate Recovery Program P.O. Box 8486 Willow Oak Building  
Harrisburg, PA 17105

Internal Revenue Service Federal Estate Tax Special Procedure Branch  
201 W. Rivercenter Blvd  
Covington, KY 41011

Commonwealth of Pennsylvania Department of Revenue  
Bureau of Individual Taxes P.O. Box 280509,  
Harrisburg, PA 17128-0509

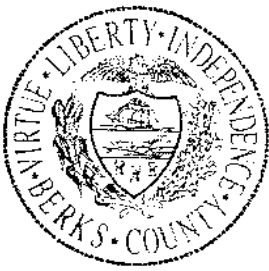
Tenants/ Occupants  
731 Southern Drive,  
Catawissa, PA 17820

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.



RICHARD J. NALBANDIAN, III, ESQUIRE  
Atty ID# 312653  
Attorney for Plaintiff

# EXHIBIT “A”



# COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S OFFICE

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

Eric J. Weaknecht Sheriff

Bryant Semenza, Chief Deputy


## AFFIDAVIT OF SERVICE

DOCKET NO. 14-CV-1344-COL  
COMMONWEALTH OF  
PENNSYLVANIA :  
COUNTY OF BERKS

Personally appeared before me, Christopher Loftus, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 7/31/2015 6:00:00PM, he served the annexed WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS upon WILLIAM HOY, III, within named defendant, by handing a copy thereof to WILLIAM HOY, III, HIM personally, at 27 Willow ST, Lenhartsville, Berks County, Pa., and made known to defendant the contents thereof.

  
DEPUTY SHERIFF OF BERKS COUNTY, PA  
Christopher Loftus

Sworn and subscribed before me  
this 3 day of Aug, 2015




NOTARY PUBLIC, READING, BERKS CO., PA

NOTARIAL SEAL  
REBECCA OXENREIDER  
Notary Public  
CITY OF READING, BERKS COUNTY  
My Commission Expires Feb 22, 2016

Services made as set forth above

So Answers,

  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings  
\$ 117.80 DEPOSIT  
\$ 62.60 ACTUAL COST OF CASE  
\$ 55.20 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.1/ 1072

*Dedicated to public service with integrity, virtue & excellence*

[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)

## EXHIBIT “B”

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
WILLIAM HOY, III

Case Number  
2014CV1344

## SHERIFF'S RETURN OF SERVICE

08/31/2015 03:25 PM - DEPUTY MICHAEL BEYER, 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 731 SOUTHERN DRIVE, CATAWISSA, PA 17820.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

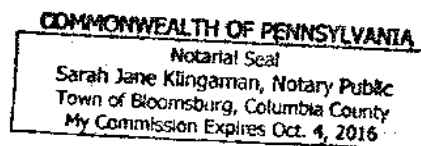
*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015



Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

101 County Suite Sheriff's Telecomm. Inc.



EXHIBIT “C”

U.S. POSTAGE >>> PITNEY BOWES



0001376244 04 2015  
\$3,009.45<sup>0</sup>

Name and Address of Sender

PARKER McCAY, PA

9000 Midlantic Drive, Suite 300, P.O. Box 5054

Mount Laurel, NJ 08053

Check type of mail or service:

- ☐ Registered ☐ Express Mail  
☐ Insured ☐ Recorded Delivery (International)  
☐ Certified ☐ Return Receipt for Merchandise

Affix Stamp Here

(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and Date  
of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	SH FSC	RD Fee	RR Fee
1		Columbia County Tax Claim Bureau 11 West Main Street, Bloomsburg, PA 17815								
2		Columbia County Domestic Relative 11 West Main Street, Bloomsburg, PA 17815								
3		Commonwealth of Pennsylvania D: 333 Health and Welfare Building Harrisburg, PA 17105								
4		Commonwealth of PA Bureau of In- heritance Tax Division P.O. Box Harrisburg, PA 17105								
5		Department of Public Welfare TPL Estate Recovery Program P.O. Harrisburg, PA 17105								
6		Internal Revenue Service Federal B 201 W. Rivercenter Blvd Covington, KY 41011								
7		Commonwealth of Pennsylvania D: Bureau of Individual Taxes P.O. B Harrisburg, PA 17128-0509								

Total Number of Pieces  
by Sender

7

Postmaster: Per (Name of receiving employee)

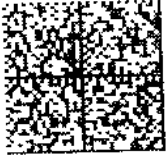
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for one reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece shipped. In addition, limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5000 in value. See the court rules. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual Regs. 501.3, and 502.3 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 Standard Mail (A) and Standard Mail (B) pieces.

PS Form 3877, June 2004

Complete by Typewriter, Ink, or Ball Point Pen

14569-12-06639 Hoy DB

U.S. POSTAGE PITNEY BOWES



ZIP 08053  
001350  
02 1376244 AUG 04 2015

**Name and Address of Sender**

PARKER McCAY, PA

9000 Midlantic Drive, Suite 300, P.O. Box 5054

Mount Laurel, NJ 08053

**Check type of mail or service:**

- ☐ Registered    ☐ Express Mail  
☐ Insured    ☐ Recorded Delivery (International)  
☐ Certified    ☐ Return Receipt for Merchandise

Line Article Number

Addressee Name, Street, and PO Address

Postage

Fee

Handling Charge

Actual Value  
if Registered

Insured  
Value

SH  
Fee

RC  
Fee

RR  
Fee

Tenants/ Occupants  
731 Southern Drive  
Catawissa, PA 17820

1

2

3

4

5

6

7

Total Number of Pieces Listed  
by Sender

1

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

*DD*

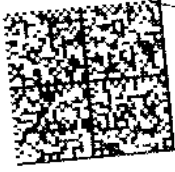
**Affix Stamp**

(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and Date  
of Receipt

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 \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R600, S9-3, and S92, 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 Standard Mail (A) and Standard Mail (B) parcels.

U.S. POSTAGE PITNEY BOWES



ZIP 08053-1500  
02 JUN 2004 04 2015  
0001376244

Name and Address of Sender

PARKER McCAY, PA

9000 Midlantic Drive, Suite 300, P.O. Box 5054

Mount Laurel, NJ 08053

Check type of mail or service:  
☐ Registered ☐ Express Mail  
☐ Insured ☐ Recorded Delivery (International)  
☐ Certified ☐ Return Receipt for Merchandise

Affix Stamp H  
 (If issued as a  
 certificate of mailing,  
 or for additional copies  
 of this bill)  
 Postmark and Date  
 of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Handling Charge	Actual Value if Registered	Insured Value	SH Fee	RC Fee	RR Fee
1		William Hoy a/k/a William Hoy, II 27 Willow Street, Lenhartsville, PA 19534							
2		William Hoy a/k/a William Hoy, II 37 Penn Street, Lenhartsville, PA 19534							
3		Gregory I. Moro, Esq. 348 E. 2 <sup>nd</sup> Street, Bloomsburg, PA 17815							
4		Southern Columbia Area School D 800 Southern Drive, Catawissa, PA 17820							
5		Franklin Township Tax Collector P.O. Box 380, Bloomsburg, PA 17815							
6		Franklin Township Sewage Enforc 234 Montour Blvd. Bloomsburg, PA 17815							
7		Columbia County Tax Assessment 11 West Main Street, Bloomsburg, PA 17815							
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office							
7									

The full declaration of value is required on all domestic and international registered mail. The maximum amount payable for the reconstruction of non-negotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5000 to secure but not all quantities. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R503, 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 Standard Mail (A) and Standard Mail (B) parcels.

DD

PS Form 3877, June 2004

Complete by Typewriter, Ink, or Ball Point Pen

14569-12-06639 Hoy DB

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
WILLIAM HOY, III

Case Number  
2014CV1344

## SHERIFF'S RETURN OF SERVICE

08/31/2015 03:25 PM - DEPUTY MICHAEL BEYER, 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 731 SOUTHERN DRIVE, CATAWISSA, PA 17820.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

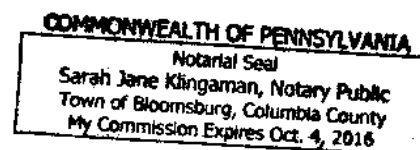
*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015



Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

by Countywide Sheriff Teleport, LLC

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	731 SOUTHERN DRIVE CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	<i>Posted</i>
<b>Relation:</b>	
<b>Date:</b>	8/31/15
<b>Time:</b>	3:25
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PARKER MCCAY	<b>Phone:</b>
---------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

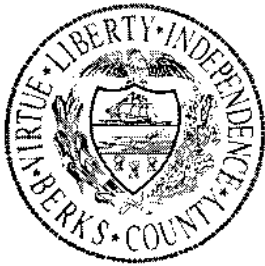
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2014CV1344

731 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION



# COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S OFFICE

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

**Eric J. Weaknecht, Sheriff**

**Bryant Semenza, Chief Deputy**

## AFFIDAVIT OF SERVICE

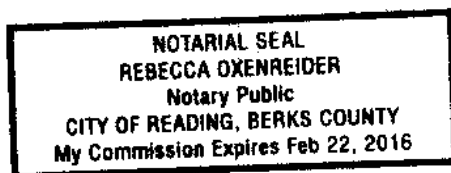
DOCKET NO. 14-CV-1344-COL  
COMMONWEALTH OF  
PENNSYLVANIA :  
COUNTY OF BERKS

Personally appeared before me, Christopher Loftus, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 7/31/2015 6:00:00PM, he served the annexed WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS upon WILLIAM HOY, III, within named defendant, by handing a copy thereof to WILLIAM HOY, III, HIM personally, at 27 Willow ST, Lenhartsville, Berks County, Pa., and made known to defendant the contents thereof.

DEPUTY SHERIFF OF BERKS COUNTY., PA  
Christopher Loftus

Sworn and subscribed before me  
this 3 day of Aug, 2015

NOTARY PUBLIC, READING, BERKS CO., PA



Services made as set forth above

So Answers,

  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

### Sheriff's Costs in Above Proceedings

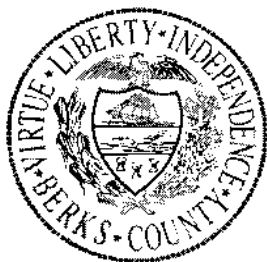
\$ 117.80 DEPOSIT  
\$ 62.60 ACTUAL COST OF CASE  
\$ 55.20 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

\_Sec. 2, Act of June 20, 1911, P.L/ 1072

*Dedicated to public service with integrity, virtue & excellence*

**[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)**



# COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S OFFICE

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

**Eric J. Weaknecht, Sheriff**

**Bryant Semenza, Chief Deputy**

## AFFIDAVIT OF SERVICE

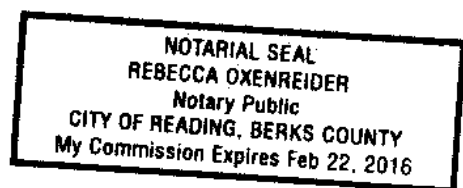
DOCKET NO. 14-CV-1344-COL  
COMMONWEALTH OF  
PENNSYLVANIA :  
COUNTY OF BERKS

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DEPUTY SHERIFF OF BERKS COUNTY., PA  
Christopher Loftus

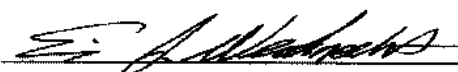
Sworn and subscribed before me  
this 3 day of Aug. 2015

  
NOTARY PUBLIC, READING, BERKS CO., PA



Services made as set forth above

So Answers.

  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings

\$ 0.00 DEPOSIT  
\$ 0.00 ACTUAL COST OF CASE  
\$ 0.00 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

\_Sec. 2, Act of June 20, 1911, P.L./ 1072

*Dedicated to public service with integrity, virtue & excellence*

**[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)**



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



2015 JUL 30 AM 11 08

Earl D. Mordan, Jr.  
Chief Deputy

SHERIFF'S OFFICE  
COUNTY OF BERKS

THE BANK OF NEW YORK MELLON  
vs.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	WILLIAM HOY, III	
Primary Address:	37 PENN STREET LENARTSVILLE, PA 19534	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

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

### Attorney / Originator:

Name:	PARKER MCCAY	Phone:	
-------	--------------	--------	--

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Notes / Special Instructions:

Now, July 27, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks 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

570-389-5622

HOY III, WILLIAM

2014CV1344

37 PENN STREET, LENARTSVILLE, PA 19534

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

2



RECEIVED

2015 JUL 30 AM 11 08

THE BANK OF NEW YORK MELLON  
vs.  
HOY III, WILLIAM

SHERIFF'S OFFICE  
COUNTY OF BERKS

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>		<b>Warrant:</b>
<b>Notes:</b>	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	WILLIAM HOY, III	
<b>Primary Address:</b>	27 WILLOW STREET LENARTSVILLE, PA 19534	
<b>Phone:</b>		<b>DOB:</b>
<b>Alternate Address:</b>		
<b>Phone:</b>		

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	PARKER MCCAY	<b>Phone:</b>	
--------------	--------------	---------------	--

### Service Attempts:

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

### Notes / Special Instructions:

Now, July 27, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks 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

HOY III, WILLIAM

2014CV1344

27 WILLOW STREET, LENARTSVILLE, PA 19534

NO EXPIRATION

570-389-5107

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

REAL ESTATE TAX CERTIFICATION

Date: 08/11/2015

Fee: \$5.00

Cert. NO: 22460

HOY WILLIAM  
37 PENN ST  
LENHARTSVILLE PA 19534

District: FRANKLIN TWP  
Deed: 20040 -8959  
Location: 731 SOUTHERN DR  
Parcel Id:16 -07 -032-00,000

Assessment: 22,067  
Balances as of 08/11/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: COLUMBIA County SHERIFF Per: \_\_\_\_\_

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 08/11/2015 10:57:31 AM

Owner: HOY WILLIAM

37 PENN ST

LENHARTSVILLE PA 19534

Municipality: FRANKLIN TWP

Parcel #: 16 -07 -032-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
018081	F	\$21.63	04/30/2015	\$22.07	06/30/2015	\$23.17	08/31/2015
		Discount Payment		04/29/2015		\$21.63	
018081	G	\$205.25	04/30/2015	\$209.44	06/30/2015	\$230.38	08/31/2015
		Discount Payment		04/29/2015		\$205.25	
018081	S	\$21.63	04/30/2015	\$22.07	06/30/2015	\$24.28	08/31/2015
		Discount Payment		04/29/2015		\$21.63	
018081	R	\$64.88	04/30/2015	\$66.20	06/30/2015	\$69.51	08/31/2015
		Discount Payment		04/29/2015		\$64.88	

Total Paid To Date:

\$313.39

SNE

Signature

8-11-15

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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



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

---

File No. 14569-12-06639

**PARKER McCAY P.A.**

By: **Richard J. Nalbandian, III, Esquire**

Attorney ID# 312653

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

(856) 810-5815

**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9  
c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

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

One notice per def per SERVICE ADDRESS (also 3129.1 above should have each SERVICE ADDRESS)

To: William Hoy a/k/a William Hoy, III  
27 Willow Street  
Lenhartsville, PA 19534

William Hoy a/k/a William Hoy, III  
37 Penn Street  
Lenhartsville, PA 19534

The real estate located at 731 Southern Drive, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Oct. 14, 2015 at 9:00 a.m., Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$200,929.26, plus fees, costs and other charges obtained by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-9 c/o Special Loan Servicing LLC against you.

# 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 07/29/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID:	1045164
Description:	SHERIFF'S SALE By Virtue of a Writ o
Run Dates:	09/23/15 to 10/07/15
Class:	2
Agate Lines:	174
Blind Box:	

<b>Total Ad Cost</b>	<b>\$955.32</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	09/23/15	10/07/15	3	\$955.32

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1344

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, OCTOBER 14, 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 piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located along the southern right-of-way line of Legislative Route 283; THENCE along the southern right-of-way line the following courses and distances: South 68 degrees 16 minutes 45 seconds East, 68.33 feet to a point; North 09 degrees 55 minutes 10 seconds East, 16.16 feet to a point; South 65 degrees 13 minutes 57 seconds East, 41.30 feet to a point; South 58 degrees 16 minutes 45 seconds East, 27.90 feet to a point; THENCE along land now or late of Roaring Creek Farms, Inc., South 14 degrees 45 minutes 00 seconds West, 115.91 feet to an iron pin set; THENCE along land now or late of Roaring Creek Farms, Inc., North 68 degrees 45 minutes 00 seconds West, 133.79 feet to an iron pin set; THENCE continuing along land now or late of Roaring Creek Farms, Inc., North 15 degrees 30 minutes 00 seconds East, 119.95 feet to a point, the place of BEGINNING.

**PROPERTY ADDRESS: 731 SOUTHERN DRIVE, CATAWISSA, PA 17820**

UPI / TAX PARCEL NUMBER: 16-07-032

Seized and taken into execution to be sold as the property of WILLIAM HOY, III 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  
PARKER MCCAY  
Marlton, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

No New Forwarding Address Per Bloomsburg Test office.  
Please Return #4

### Serve To:

Name: FRANKLIN TWP SEWAGE ENFORCEMENT

Primary Address: 234 MONTOUR BLVD  
BLOOMSBURG, PA 17815

Phone: Bad Address DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PARKER MCCAY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

FRANKLIN TWP SEWAGE E

2014CV1344

234 MONTOUR BLVD, BLOOMSBURG, PA 17815

NO EXPIRATION



File No. 14569-12-06639  
**PARKER McCAY P.A.**  
By: Richard J. Nalbandian, III, Esquire  
Attorney ID# 312653  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054-1539  
(856) 810-5815  
**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9  
c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**  
**MORTGAGE FORECLOSURE**

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

One notice per def per SERVICE ADDRESS (also 3129.1 above should have each SERVICE ADDRESS)

To: William Hoy a/k/a William Hoy, III  
27 Willow Street  
Lenhartsville, PA 19534

William Hoy a/k/a William Hoy, III  
37 Penn Street  
Lenhartsville, PA 19534

The real estate located at 731 Southern Drive, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on **Oct. 14, 2015** at 9:00 a.m., Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$200,929.26, plus fees, costs and other charges obtained by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-9 c/o Special Loan Servicing LLC against you.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
VS.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Linda Bilinski

Primary Address: 153 Eisenhower Road  
Catawissa, PA 17820

Phone: 570-799-5591

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 7-27-15

Time: 14:25

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PARKER MCCAY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BILINSKI, LINDA

2014CV1344

153 EISENHOWER ROAD, CATAWISSA, PA 17820

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.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	84
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	SOUTHERN COLUMBIA SCHOOL DISTRICT
<b>Primary Address:</b>	800 SOUTHERN DRIVE CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted Other
<b>Adult In Charge:</b>	Denise Kreisher
<b>Relation:</b>	Business Office Supervisor
<b>Date:</b>	7-27-15
<b>Time:</b>	14:12
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PARKER MCCAY	<b>Phone:</b>
---------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

SOUTHERN COLUMBIA SC

2014CV1344

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

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.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 731 SOUTHERN DRIVE  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-27-15

Time: 14:08

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PARKER MCCAY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2014CV1344

731 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

## Document Receipt

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Trans #	5894	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

Greg Moro Esq

105 East Market Street

Tracking #: 71901140006000058862

Doc Ref #: 2014CV1344

Postage 5.1300

Danville PA 17821

Document Receipt				
Trans #	5894	Carrier / service:	USPS Server	First-Class Mail®
7/28/2015 12:00:00 AM				
Ship to:				
Greg Moro Esq				
105 East Market Street				
			Tracking #:	71901140006000058862
			Doc Ref #:	2014CV1344
			Postage	5.1300
Danville	PA	17821		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Cert mail*

### Serve To:

Name: GREGORY MORO

Primary Address: ~~348 EAST SECOND STREET~~  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 105 East Market St

Phone: Danville, PA 17821

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PARKER MCCAY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

MORO, GREGORY

2014CV1344

348 EAST SECOND STREET, BLOOMSBURG, PA 17815 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.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 84

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: PARKER MCCAY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1344 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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.  
HOY III, WILLIAM

Case Number  
2014CV1344

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	84
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Deb Miller
<b>Relation:</b>	Clerk
<b>Date:</b>	7-27-15
<b>Time:</b>	3:45
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PARKER MCCAY	<b>Phone:</b>
---------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1344

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1344

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, OCTOBER 14, 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 piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located along the southern right-of-way line of Legislative Route 283; THENCE along the southern right-of-way line the following courses and distances: South 58 degrees 16 minutes 45 seconds East, 68.33 feet to a point; North 09 degrees 55 minutes 10 seconds East, 16.16 feet to a point; South 65 degrees 13 minutes 57 seconds East, 41.30 feet to a point; South 58 degrees 16 minutes 45 seconds East, 27.90 feet to a point; THENCE along land now or late of Roaring Creek Farms, Inc., South 14 degrees 45 minutes 00 seconds West, 115.91 feet to an iron pin set; THENCE along land now or late of Roaring Creek Farms, Inc., North 68 degrees 45 minutes 00 seconds West, 133.79 feet to an iron pin set; THENCE continuing along land now or late of Roaring Creek Farms, Inc., North 15 degrees 30 minutes 00 seconds East, 119.95 feet to a point, the place of BEGINNING.

PROPERTY ADDRESS: 731 SOUTHERN DRIVE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 16-07-032

Seized and taken into execution to be sold as the property of WILLIAM HOY, III in suit of THE BANK OF NEW YORK MELLON.

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**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:  
PARKER MCCAY  
MARLTON, NJ

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

**WRIT OF EXECUTION – MORTGAGE FORECLOSURE**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9  
c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

Plaintiff,

v.

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

CIVIL ACTION

**MORTGAGE FORECLOSURE**

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A"

Amount due	\$200,929.26
Interest from 07/25/15-	
(at the per diem rate of \$28.44)	\$ _____
Costs	\$ _____

(SEAL)

Date: 7/22/2015

Barbara N. Silvette  
Prothonotary

By Rosalie Antonio  
Deputy

Prothonotary & Clerk of Sev. Courts

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

## **Legal Description**

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located along the southern right-of-way line of Legislative Route 283; THENCE along the southern right-of-way line the following courses and distances:  
South 58 degrees 16 minutes 45 seconds East, 68.33 feet to a point; North 09 degrees 55 minutes 10 seconds East, 16.16 feet to a point; South 65 degrees 13 minutes 57 seconds East, 41.30 feet to a point; South 58 degrees 16 minutes 45 seconds East, 27.90 feet to a point; THENCE along land now or late of Roaring Creek Farms, Inc., South 14 degrees 45 minutes 00 seconds West, 115.91 feet to an iron pin set; THENCE along land now or late of Roaring Creek Farms, Inc., North 68 degrees 45 minutes 00 seconds West, 133.79 feet to an iron pin set; THENCE continuing along land now or late of Roaring Creek Farms, Inc., North 15 degrees 30 minutes 00 seconds East, 119.95 feet to a point, the place of BEGINNING.

16-07-032

Assessed \$ 22067.00

**EXHIBIT "A"**

File No. 14569-12-06639

**PARKER McCAY P.A.**

**By: Richard J. Nalbandian, III, Esquire**

**Attorney ID# 312653**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9  
c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

### **WRIT OF EXECUTION NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

(1) Fill out the attached claim form and demand for a prompt hearing.

(2) Deliver the form or mail it to the Sheriff's Office at the address noted. You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**SUSQUEHANNA VALLEY LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

**and**

**PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
PO BOX 186  
HARRISBURG, PA 17108  
(717) 692-7375**

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security Benefits
5. Certain retirement fund and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named defendant, claim exemption of property from levy or attachment:

- (1) From my personal property in my possession which has been levied upon,
  - (a) I desire that my \$300 Statutory exemption be  
☐ (I) set aside in kind (specify property to be set aside in kind):  
\_\_\_\_\_  
  
☐ (II) paid in cash following the sale of the property levied upon; or
  - (b) I claim the following exemption (specify property and basis of exemption): \_\_\_\_\_.
- (2) From my property which is in the possession of a third party, I claim the following exemptions:
  - (a) my \$300 statutory exemption ☐ in cash; ☐ in kind (specify property): \_\_\_\_\_;
  - (b) Social Security benefits on deposit in the amount of:  
\$ \_\_\_\_\_;
  - (c) other (specify amount and basis of exemption):  
\_\_\_\_\_.

5-149 (Reverse)

I request a prompt court hearing to determine the exemption.

Notice of the hearing should be given to me at:

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_ Defendant: \_\_\_\_\_  
Date: \_\_\_\_\_ Defendant: \_\_\_\_\_

THIS CLAIM TO BE FILED WITH: Office of the Sheriff of Columbia County  
570-389-5622

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired, his name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ, who may be found in possession of property of defendant. See Rule 3111(a). For limitations on the power to attach tangible personal property, see Rule 3108(a).

- (b) Each court shall by local rule designate the officer, organization or person to be named in the notice.



**PARKER McCAY P.A.**

**By: Richard J. Nalbandian, III, Esquire**

**Attorney ID# 312653**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-9  
c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-9 c/o Special Loan Servicing LLC, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praccipe for Writ of Execution was filed, the following information concerning the real property located at 731 Southern Drive, Catawissa, PA 17820.

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

William Hoy a/k/a William Hoy, III	27 Willow Street, Lenhartsville, PA 19534
	37 Penn Street, Lenhartsville, PA 19534

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

William Hoy a/k/a William Hoy, III	27 Willow Street, Lenhartsville, PA 19534
	37 Penn Street, Lenhartsville, PA 19534

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Gregory T. Moro, Esq.	348 E. 2 <sup>nd</sup> Street, Bloomsburg, PA 17815	✓
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4. Name and address of the last recorded holder of every mortgage of record:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

None		
------	--	--

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Southern Columbia Area School District	800 Southern Drive, Catawissa, PA 17820	X
Franklin Township Tax Collector Columbia County Tax Office	P.O. Box 380, Bloomsburg, PA 17815	✓
Franklin Township Sewage Enforcement Columbia Co. Sanitary Inspection Office	234 Montour Blvd. Bloomsburg, PA 17815	✓
Columbia County Tax Assessment Office	11 West Main Street, Bloomsburg, PA 17815	✓
Columbia County Tax Claim Bureau	11 West Main Street, Bloomsburg, PA 17815	✓
Columbia County Domestic Relations	11 West Main Street, Bloomsburg, PA 17815	✓
Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105	✓
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105	✓
Department of Public Welfare TPL Casualty Unit	Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	✓
Internal Revenue Service Federal Estate Tax Special Procedure Branch	201 W. Rivercenter Blvd Covington, KY 41011	X
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes P.O. Box 280509, Harrisburg, PA 17128-0509	✓

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

Tenants/ Occupants


731 Southern Drive, Catawissa, PA 17820 ✓

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

PARKER McCAY P.A.

Dated: July 9, 2015

By:



Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

**PARKER McCAY P.A.**

**By: Richard J. Nalbandian, III, Esquire**

**Attorney ID# 312653**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9 c/o Special Loan Servicing  
LLC

8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**NOTICE OF THE SALE OF REAL PROPERTY**

Please be advised that the property and improvements described below will be sold by the Sheriff of Columbia County on **September 9, 2015** at 9:00 a.m, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. The improvements consist of the following:

OWNERS: William Hoy a/k/a William Hoy, III  
PROPERTY: 731 Southern Drive  
Catawissa, PA 17820  
IMPROVEMENTS: Single Family, Residential  
TAX PARCEL NO.: 16-07-032


The name of the owner, real owner, and reputed owner of the aforesaid property are William Hoy a/k/a William Hoy, III.

A schedule of the distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of filing

of said schedule. You should check with the Sheriff's office, by calling 570-389-5622, to determine the actual date and time of the filing of said schedule.

PARKER McCAY P.A.

Dated: July 9, 2015

By:   
Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

File No. 14569-12-06639  
**PARKER McCAY P.A.**  
By: Richard J. Nalbandian, III, Esquire  
Attorney ID# 312653  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054-1539  
(856) 810-5815  
**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9 c/o Special Loan Servicing  
LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**NOTICE OF THE SALE OF REAL PROPERTY**

Please be advised that the property and improvements described below will be sold by the Sheriff of Columbia County on **September 9, 2015** at 9:00 a.m, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. The improvements consist of the following:

OWNERS: William Hoy a/k/a William Hoy, III  
PROPERTY: 731 Southern Drive  
Catawissa, PA 17820  
IMPROVEMENTS: Single Family, Residential  
TAX PARCEL NO.: 16-07-032

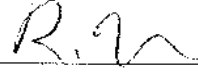
The name of the owner, real owner, and reputed owner of the aforesaid property are William Hoy a/k/a William Hoy, III.

A schedule of the distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of filing

of said schedule. You should check with the Sheriff's office, by calling 570-389-5622, to determine the actual date and time of the filing of said schedule.

PARKER McCAY P.A.

Dated: July 9, 2015

By:   
Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

File No. 14569-12-06639

**PARKER McCAY P.A.**

By: Richard J. Nalbandian, III, Esquire

Attorney ID# 312653

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

(856) 810-5815

Attorneys for Plaintiff

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9 c/o Special Loan Servicing  
LLC

8742 Lucent Blvd., Suite 300

Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III

731 Southern Drive

Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

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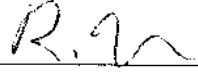
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**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

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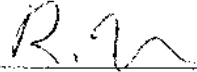
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PARKER McCAY P.A.

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c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

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

One notice per def per SERVICE ADDRESS (also 3129.1 above should have each SERVICE ADDRESS)

To: William Hoy a/k/a William Hoy, III  
27 Willow Street  
Lenhartsville, PA 19534

William Hoy a/k/a William Hoy, III  
37 Penn Street  
Lenhartsville, PA 19534

The real estate located at 731 Southern Drive, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Oct. 14, 2015 at 9:00 a.m., Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$200,929.26, plus fees, costs and other charges obtained by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-9 c/o Special Loan Servicing LLC against you.

## **NOTICE OF OWNER'S RIGHTS**

### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

1. This sale will be canceled if you pay the judgment to Richard J. Nalbandian, III, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539. To find out how much you must pay, you may call (856) 810-5815.
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.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

### **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 the Sheriff's Office at 570-389-5622 or Richard J. Nalbandian, III, Esquire at (856) 810-5815.
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 the Sheriff's Office at 570-389-5622 or Richard J. Nalbandian, III, Esquire at (856) 810-5815.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

**and**

**PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
PO BOX 186  
HARRISBURG, PA 17108  
(717) 692-7375**

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9  
c/o Special Loan Servicing LLC  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129

Plaintiff,

v.

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

CIVIL ACTION

**MORTGAGE FORECLOSURE**

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A"

Amount due	\$200,929.26
Interest from 07/25/15-	
(at the per diem rate of \$28.44)	\$ _____
Costs	\$ _____

(SEAL)

Date: 7/22/2015

Barbara N. Silvette  
Prothonotary

By Rosalie Antonello  
Deputy  
Prothonotary & Clerk of Sev. Courts

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

## **Legal Description**

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located along the southern right-of-way line of Legislative Route 283; THENCE along the southern right-of-way line the following courses and distances:  
South 58 degrees 16 minutes 45 seconds East, 68.33 feet to a point; North 09 degrees 55 minutes 10 seconds East, 16.16 feet to a point; South 65 degrees 13 minutes 57 seconds East, 41.30 feet to a point; South 58 degrees 16 minutes 45 seconds East, 27.90 feet to a point; THENCE along land now or late of Roaring Creek Farms, Inc., South 14 degrees 45 minutes 00 seconds West, 115.91 feet to an iron pin set; THENCE along land now or late of Roaring Creek Farms, Inc., North 68 degrees 45 minutes 00 seconds West, 133.79 feet to an iron pin set; THENCE continuing along land now or late of Roaring Creek Farms, Inc., North 15 degrees 30 minutes 00 seconds East, 119.95 feet to a point, the place of BEGINNING.

## **EXHIBIT "A"**



# REAL ESTATE OUTLINE

ED # 2015 5089

DATE RECEIVED 7-22-2015  
DOCKET AND INDEX 2014 CV 1374

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</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>X</u>	CK# <u>61555</u>

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

SALE DATE OCT 14 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**WRIT OF EXECUTION – MORTGAGE FORECLOSURE**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
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8742 Lucent Blvd., Suite 300  
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Plaintiff,

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Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

CIVIL ACTION

**MORTGAGE FORECLOSURE**

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Costs	\$ _____

(SEAL)

*Barbara N. Silvestri*  
Prothonotary

Date: 11/22/2015

By

*Rosalie Antonicello*  
Prothonotary of Sev. Courts

My Com. Ex. 1st Monday in 2016

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File No. 14569-12-06639  
**PARKER McCAY P.A.**  
By: Richard J. Nalbandian, III, Esquire  
Attorney ID# 312653  
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P.O. Box 5054  
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**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III  
731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED -84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

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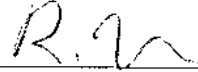
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By:   
Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

File No. 14569-12-06639

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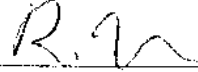
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## **NOTICE OF OWNER'S RIGHTS**

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(717) 692-7375**

**PARKER McCAY P.A.**

**By: Richard J. Nalbandian, III, Esquire**

**Attorney ID# 312653**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

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**Attorneys for Plaintiff**

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**Plaintiff,**

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731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**ACT 91/6 CERTIFICATION**

I, Richard J. Nalbandian, III, hereby certify that an Act 6 was provided to the above  
named Defendant by letter dated January 29, 2012, via certified and regular mail.

PARKER McCAY P.A.

Dated: July 9, 2015

By: 

Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

**PARKER McCAY P.A.**

**By: Richard J. Nalbandian, III, Esquire**

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**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-9

c/o Special Loan Servicing LLC

8742 Lucent Blvd., Suite 300

Highlands Ranch, CO 80129

**Plaintiff,**

**v.**

William Hoy a/k/a William Hoy, III

731 Southern Drive

Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**AFFIDAVIT OF LAST KNOWN ADDRESS**

BEFORE ME, the undersigned authority, personally appeared Richard J. Nalbandian, III, who, being duly sworn according to law, deposes and says that to the best of their knowledge, information and belief that the last known address of Defendant:

William Hoy a/k/a William Hoy, III

27 Willow Street

Lenhartsville, PA 19534

William Hoy a/k/a William Hoy, III

37 Penn Street

Lenhartsville, PA 19534

PARKER McCAY P.A.

*R. J. Nalbandian, III*

Richard J. Nalbandian, III, Esquire

Attorney for Plaintiff

Dated: July 9, 2015

Sworn to and subscribed to  
before me this 9<sup>th</sup> day of

July 2015

*Lynne P. Mariano*

NOTARY PUBLIC

A Notary Public of New Jersey

My Commission Expires June 22, 2016

**PARKER McCAY P.A.**

By: Richard J. Nalbandian, III, Esquire

Attorney ID# 312653

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

(856) 810-5815

**Attorneys for Plaintiff**

The Bank of New York Mellon FKA The  
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certificateholders of the CWABS, Inc.,  
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731 Southern Drive  
Catawissa, PA 17820

**Defendant.**

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
NO. 2014-CV-1344

2015-ED-84

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**VERIFICATION OF NON-MILITARY SERVICE**

BEFORE ME, the undersigned authority, personally appeared Richard J. Nalbandian, III Esquire, who, being duly sworn according to law, deposes and says that to the best of her knowledge, information and belief, the Defendant(s) William Hoy a/k/a William Hoy, III, is not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

I understand that the statements made herein are subject to the penalties of 18 Pa.C.S.

Dated: July 9, 2015

PARKER McCAY P.A.

By: 

Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

TO: **SHERIFF, COLUMBIA COUNTY, PA**

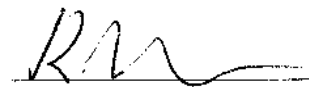
SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: **The Bank of New York Mellon, et al vs. William Hoy a/k/a William Hoy, III**  
**Plaintiff Defendant**

**NO. 2014-CV-1344**

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

PARKER McCAY PA

  
Richard J. Nalbandian, III, Esquire  
Attorney for Plaintiff

7-9-15  
DATE



**PARKER McCAY**

**Parker McCay P.A.**  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054-1539

P: 856.596.8900  
F: 856.596.9631  
www.parkarmccay.com

**Foreclosure/Bankruptcy Dept.**  
P: 856-810-5815  
F: 856-596-3427

July 9, 2015

File No. 14569-12-06639

Prothonotary of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

Re: **The Bank of New York Mellon et.al. vs. Dana <sup>Hoy</sup>Grasley and Tamra Grasley**  
**No. 2014-CV-1378** *1344f*

Ladies and Gentlemen:

Enclosed are an original and copies of the following documents in connection with the mortgage foreclosure sale of the above-referenced property:

1. Writ of Execution
2. Legal Description
3. Affidavit Pursuant to Rule 3129.1
4. Notice of Sheriff's Sale to Defendants and Owner's Rights
5. Act 91 Certification;
6. Affidavit of Last Known Address
7. Affidavit of Non-Military Service

Please list the above for sale. Enclosed a check in the amount of \$1,3500.00 made payable to "Sheriff of Columbia County" for your costs for the sale and service and three (3) self-addressed, prepaid envelopes for the returns of service.

Please note attorney will **SERVE** the Defendant as follows:

***William Hoy a/k/a William Hoy, III***  
***27 Willow Street, Lenhartsville, PA 19534***

***William Hoy a/k/a William Hoy, III***  
***37 Penn Street, Lenhartsville, PA 19534***

Please **POST** the Handbill of Sale at the property address located at:

***731 Southern Drive, Catawissa, PA 17820***

We will also be serving the Defendant via certified mail and regular mail as well as all lienholders, and will thereafter forward an affidavit of mailing.

Thank you for your anticipated cooperation. If you have any questions regarding the enclosed, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Nalbadian, III', with a stylized flourish at the end.

RICHARD J. NALBANDIAN, III, Esquire

RJNiii\db  
Enclosures

## Document Receipt

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Trans #	5889	Carrier / service:	USPS Server	First-Class Mail®	7/27/2015 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

FEDERAL ESTATE TAX  
SPECIAL BRANCH

201 WEST RIVERCENTER BLVD

Tracking #: 71901140006000058817

Doc Ref #: 2015ED84

Postage 5.1300

COVINGTON KY 41011



## Document Receipt

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Trans #	5888	Carrier / service:	USPS Server	First-Class Mail®	7/27/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000058800

Doc Ref #: 2015ED84

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	5887	Carrier / service:	USPS Server	First-Class Mail®	7/27/2015 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000058794
Doc Ref #:	2015ED84
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	5886	Carrier / service:	USPS Server	First-Class Mail®	7/27/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000058787

Doc Ref #: 2015ED84

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	5886	Carrier / service:	USPS Server	First-Class Mail®	7/27/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000058787

Doc Ref #: 2015ED84

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	5885	Carrier / service:	USPS Server	First-Class Mail®	7/27/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000058770

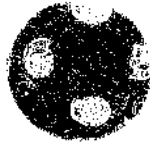
Doc Ref #: 2015ED84

Postage 5.1300

HARRISBURG PA 17128

PAPER CONTAINS TONER ADHESION FOR STYLING

**PARKER MCCAY**  
ATTORNEYS AT LAW  
9000 MIDLANTIC DRIVE  
P.O. BOX 5054  
MOUNT LAUREL, NJ 08054



America's Most Convenient Bank®

55-136/312

61555

DATE

07-07-15

AMOUNT

\$1,350.00

\*\*\*ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 USD

PAY  
TO THE  
ORDER OF

SHERIFF OF COLUMBIA COUNTY

CLIENT DISBURSEMENT ACCOUNT  
VOID AFTER 6 MONTHS



*[Signature]*  
AUTHORIZED SIGNATURE

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈061555⑈ ⑆031201360⑆ 7869233804⑈