

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
ROBIN PHILLIPS
ALAN PHILLIPS

Attorney for the Plaintiff:
FEDERMAN & ASSOCIATES LLC
305 YORK ROAD SUITE 300
JENKINSTOWN, PA 19046

Sheriff's Sale Date: Wednesday, May 4, 2016

Writ of Execution No. : 2015CV264

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 35 WEST 8TH STREET, BLOOMSBURG, PA 17815

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	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$300.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Surcharge	\$210.00

Total Sheriff Costs **\$2,186.01**

Municipal Costs

Current Taxes	\$650.76
Delinquent Taxes	\$1,209.74

Total Municipal Costs **\$1,860.50**

Distribution Costs

Recording Fees	\$68.00
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Total Distribution Costs **\$68.00**

Grand Total: **\$4,114.51**

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

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK MELLON VS ROBIN & ALAN PHILLIPS

NO. 29-2016 ED NO. 264-2015 JD

DATE/TIME OF SALE: MAY 4, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 80000.00 (4114.51)

POUNDAGE - 2% OF BID \$ 1600.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

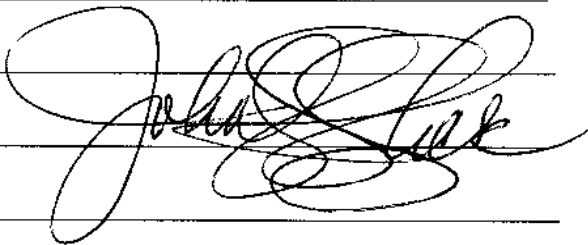
TOTAL AMOUNT NEEDED TO PURCHASE \$ 5964.51

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 5964.51

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4614.51

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 206516	Invoice Date: 08/05/2016 10:14:56 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF OFFICE	Last Change:		By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$68.00	201606028	BLOOMSBURG TOWN
	Grantor - PHILLIPS, ROBIN		08/05/16 10:14:58 AM	OF
	Grantee - BANK OF NEW YORK MELLON			
	Consideration - \$5,964.51			
	Tax Basis - \$0.00			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$68.00		
	PAYMENTS			
	CHECK: 7467 - SHERIFF OFFICE	\$68.00		
	TOTAL PAYMENTS	\$68.00		
	AMOUNT DUE	\$68.00		
	PAYMENT ON INVOICE	(\$68.00)		
	BALANCE DUE ON INVOICE	\$0.00		

PARKER MCCAY
ATTORNEYS AT LAW
P.O. BOX 5054
9000 MIDLANTIC DR., #300
MOUNT LAUREL, NJ 08054



Susquehanna 1871

1971

60-912/313

Four thousand six hundred fourteen and 51 / 100

05/18/2016

AMOUNT
\$4,614.51

SHERIFF COLUMBIA COUNTY

PAY
TO THE
ORDER OF

ATTORNEY TRUST ACCOUNT
VOID AFTER 6 MONTHS

AUTHORIZED SIGNATURE

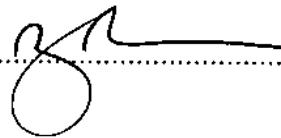
Shield

For: 14569-15-18704T PHILIPS, ALAN

001971 0313091231 10008937186

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

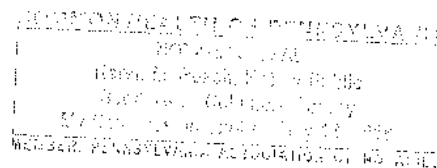
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 13, 20, 27, 2016 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 27th day of April, 2016

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.

.....



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

May 11, 2016

File No. 14569-15-18704-T

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

Re: The Bank of New York Mellon et.al. vs. Robin Phillips & Alan Phillips
Docket No.: 2015-CV-264
Property: 35 W 8th Street Bloomsburg, PA 17815

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 Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18** whose address 8742 Lucent Boulevard, Suite 300, Highlands Ranch, CO 80129. 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.

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 Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18

EXHIBIT "A"



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 35 West 8th Street		City, Township, Borough Bloomsburg	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 05W-03-196	

D. VALUATION DATA

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

1. Actual Cash Consideration 5,964.51	2. Other Consideration + 0.00	3. Total Consideration = 5,964.51
4. County Assessed Value 25,212.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 90,763.20

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

1a. Amount of Exemption Claimed \$ 90,763.20	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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

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

INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

SECTION A

Enter the name, address and telephone number of party completing this form.

SECTION B

Date of Acceptance - Enter the date the document was delivered to and accepted by the grantee/lessee.

Enter the full names and addresses of all grantor(s)/lessor(s) and all grantee(s)/lessee(s). Attach additional sheets if necessary.

SECTION C

This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

SECTION D

Indicate by checking YES or NO, whether the document represents two or more transactions accomplished by an assignment of the agreement of sale or by the use of a relocation arrangement. Complete for all transactions:

1. **Actual Cash Consideration** - Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
2. **Other Consideration** - Enter the total amount of non-cash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** - Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
4. **County Assessed Value** - Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
5. **Common Level Ratio Factor** - Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
6. **Computed Value** - Enter the product of Lines 4 and 5.

SECTION E

Complete only for transactions claiming an exemption. For exemptions refer to Title 61 §91.193 of the Pennsylvania Code.

- 1a. **Amount of Exemption Claimed** - Enter the dollar amount of the value claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** - Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** - Enter the fraction or percentage of grantor's interest in the real estate on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant-in-common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.
2. **Check Appropriate Box for Exemption Claimed** - Boxes are provided for the most common Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

Will or Intestate Succession - A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

Transfer to a Trust - A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

Transfer from a Trust - Enter the date the real estate was conveyed to the trust by the prior deed. If the trust was amended after that date, attach a complete copy of the original trust and all amendments to the trust.

Transfer Between Principal and Agent/Straw Party - A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

Transfer to the Commonwealth, the U.S. and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

Transfer from Mortgagor to Holder of a Mortgage in Default - A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

Corrective or Confirmatory Deed - A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

Statutory Corporate Consolidation, Merger or Division - A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) - or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) - is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

Other - When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's-length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county and on the department's website at www.revenue.pa.gov

THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ vs. Phillips
 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>300.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>10.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>581.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1384.51</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20__	\$ <u>650.76</u>	
SCHOOL DIST. 20__	\$ _____	
DELINQUENT 20__	\$ <u>1209.74</u>	
TOTAL *****		\$ <u>1860.50</u>
		\$ <u>1209.74</u>

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

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4114.51

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 35 WEST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date: 3/30/16

Time: 14:01 (2:01 PM)

Deputy: 446

Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2015CV264

35 WEST 8TH 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.
ROBIN PHILLIPS (et al.)

Case Number
2015CV264

SHERIFF'S RETURN OF SERVICE

03/30/2016 02:01 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 35 WEST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 31, 2016

NOTARY

Affirmed and subscribed to before me this

31ST day of MARCH, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Sarah Jane Klingaman

Plaintiff Attorney: FEDERMAN & ASSOCIATES LLC, 305 YORK ROAD SUITE 300, JENKINTOWN, PA 19046

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

2015 cv 264

DATE:16-MAR-16

FEE:\$5.00

CERT. NO23709

PHILLIPS ALAN & ROBIN
35 WEST 8TH STREET
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20060-9514
LOCATION: 35 W EIGHTH ST BLOOMSBURG
PARCEL: 05W-03 -196-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,187.85	16.89	0.00	1,204.74
TOTAL DUE :					\$1,204.74

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

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY:

Columbia County Sheriff

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 03/11/16

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID:	1067718
Description:	SHERIFF'S SALE By Virtue of a Writ o
Run Dates:	04/13/16 to 04/27/16
Class:	2
Agate Lines:	207
Blind Box:	

Total Ad Cost	\$1,134.51			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/13/16	04/27/16	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV264

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, MAY 04, 2016 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 THOSE CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet; thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street; thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. WHEREON is erected a dwelling house.

PARCEL NO. 2 BEGINNING at a point in the northward side of Eighth Street 194 feet eastwardly from the northeastward corner of Market and Eighth Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street 4 feet; thence southwardly by a line parallel with said Harman lot 140 feet to the northern side of Eighth Street; and thence westwardly along the northern side of Eighth Street 4 feet to the place of beginning.

Property known as: 35 West 8th Street, Bloomsburg, PA 17815
TAX ID #06W-03-196

PROPERTY ADDRESS: 35 WEST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 06W-03-196

Seized and taken into execution to be sold as the property of ROBIN PHILLIPS, ALAN PHILLIPS 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.

FEDERMAN & ASSOCIATES LLC
JENKINTOWN, PA
Attorney for the Plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
ROBIN PHILLIPS (et al.)

Case Number
2015CV264

SHERIFF'S RETURN OF SERVICE

03/01/2016 11:31 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBIN PHILLIPS AT 35 WEST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

03/01/2016 11:31 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBIN PHILLIPS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ALAN PHILLIPS AT 35 WEST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

NOTARY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

2ND day of MARCH

2016

Barbara N. Silvette

Plaintiff Attorney: FEDERMAN & ASSOCIATES LLC, 305 YORK ROAD SUITE 300, JENKINSTOWN, PA 19046

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET ST
FL 5
PHILADELPHIA PA 19107-4214

29

File No. 14569-15-18704-T

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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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 May 4, 2016 at 9:00 a.m, Columbia County Courthouse,
35 West Main Street, Bloomsburg, PA 17815. The improvements consist of the following:

OWNERS: Robin Phillips and Alan Phillips
PROPERTY: 35 W 8th Street
Bloomsburg, PA 17815
IMPROVEMENTS: Residential
TAX PARCEL NO.: 05W-03-196

The name of the owner, real owner, and reputed owner of the aforesaid property are
Robin Phillips and Alan Phillips.

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: February 24, 2016

By:



Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

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



71901140006000074930

MERS
3300 SW 34TH AVENUE

OCALA FL 34474

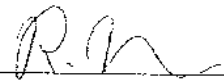
29

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: February 24, 2016

By: _____


Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

Primary Address: 301 E 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amber Kenney

Relation: Office Manager

Date: 3-3-16 Time: 10:32

Deputy: 4 Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2015CV264

301 E 2ND 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.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALAN PHILLIPS

Primary Address: 35 WEST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Robin Phillips

Relation: wife

Date: 3-1-16 Time: 11.31

Deputy: 4 Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

PHILLIPS, ALAN

2015CV264

35 WEST 8TH 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.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ROBIN PHILLIPS

Primary Address: 35 WEST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Robin Phillips

Relation: DEF

Date: 3-1-16 Time: 11:31

Deputy: 4 Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

PHILLIPS, ROBIN

2015CV264

35 WEST 8TH 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.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/04/2016 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:	Karen Richendafer		
Relation:	Clerk		
Date:	3-1-16	Time:	11:52
Deputy:	4	Mileage:	

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2015CV264 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 3-1-16 Time: 12:45

Deputy: 4 Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2015CV264

PO BOX 380, 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.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

Tax Collector

Date:

3-1-16

Time:

11:05

Deputy:

4

Mileage:

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2015CV264

01 E SECOND STREET, TOWN HALL, 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.
PHILLIPS, ROBIN (et al.)

Case Number
2015CV264

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/04/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BLOOMSBURG AREA SCHOOL DISTRICT-
Primary Address:	728 E. 5TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Brenda Breisen		
Relation:	Receptionist		
Date:	8-1-16	Time:	11:19
Deputy:	4	Mileage:	

Attorney / Originator:

Name: FEDERMAN & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BLOOMSBURG AREA SCH

2015CV264

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

File No. 14569-15-18704-T
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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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 2006-18 c/o
Specialized Loan Servicing, LLC, Plaintiff in the above action, comes by its attorney and sets
forth, as of the date the Praecipe for Writ of Execution was filed, the following information
concerning the real property located at 35 W 8th St, Bloomsburg, PA 17815.

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

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

Robin Phillips	35 W 8th Street, Bloomsburg, PA 17815
Alan Phillips	35 W 8th Street, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

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

Robin Phillips	35 W 8th Street, Bloomsburg, PA 17815
Alan Phillips	35 W 8th Street, Bloomsburg, PA 17815

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

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:

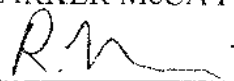
Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	--

Tenants/ Occupants	35 W 8th Street, Bloomsburg, PA 17815
--------------------	---------------------------------------

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: February 22, 2016

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

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)
CT Lien Solutions	P.O. Box 29071 Glendale, CA 91209-9071

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)
Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.	P.O. Box 2026, Flint, MI 48501-2026
Countrywide Home Loans, Inc.	4500 Park Granada, Calabasas, CA 91302-1613
Mortgage Electronic Registration Systems, Inc.	3300 SW 34 th Avenue, Ocala, FL 34474-4438

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)
Bloomsburg Area School District	728 East Fifth Street, Bloomsburg, PA 17815
Columbia County Tax Collector	11 West Main Street, Bloomsburg, PA 17815
Bloomsburg Municipal Authority	301 E. Second Street, Bloomsburg, PA 17815
County Tax Assessment Office	11 West Main Street, Bloomsburg, PA 17815
County Tax Claim Bureau	11 West Main Street, Bloomsburg, PA 17815
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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV264

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, MAY 04, 2016
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 THOSE CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PACERL NO. 1 BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet; thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street; thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. WHEREON is erected a dwelling house.

PARCEL NO. 2 BEGINNING at a point in the northward side of Eighth Street 194 feet eastwardly from the northeastward corner of Market and Eight Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street 4 feet; thence southwardly by a line parallel with said Harman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern Side of Eighth Street 4 feet to the place of beginning.

Property known as: 35 West 8th Street, Bloomsburg, PA 17815

TAX ID #05W-03-196

PROPERTY ADDRESS: 35 WEST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-196

Seized and taken into execution to be sold as the property of ROBIN PHILLIPS, ALAN PHILLIPS 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:
FEDERMAN & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 28-16

DATE RECEIVED 2-29-16
DOCKET AND INDEX 3-1-16

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>10259</u>

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

SALE DATE May 4 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____



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.parkermccay.com

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

February 24, 2016

File No. 14569-15-18704-t

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

Re: The Bank of New York Mellon et.al. vs. Robin Phillips & Alan Phillips
No. 2015-CV-264

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:

Robin Phillips
35 W 8th Street, Bloomsburg, PA 17815

Alan Phillips
35 W 8th Street, Bloomsburg, PA 17815

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

35 W 8th Street, Bloomsburg, PA 17815

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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

2016 - ED - 29

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	\$131,250.77
Interest from 02/13/16-	
(at the per diem rate of \$11.68)	\$ _____
Costs	\$ _____

(SEAL)

Barbara N. Silvette
Prothonotary

Date: 2/26/2016

By *Rosalie Antonello*
Deputy

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.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

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. N.', with a stylized flourish extending to the right.

RICHARD J. NALBANDIAN, III, Esquire

RJNiii\db
Enclosures

File No. 14569-15-18704-T

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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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 2006-18 c/o Specialized Loan Servicing, LLC, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 35 W 8th St, Bloomsburg, PA 17815.

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

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

Robin Phillips	35 W 8th Street, Bloomsburg, PA 17815
Alan Phillips	35 W 8th Street, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

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

Robin Phillips	35 W 8th Street, Bloomsburg, PA 17815
Alan Phillips	35 W 8th Street, Bloomsburg, PA 17815

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)
3 CT Lien Solutions	P.O. Box 29071 Glendale, CA 91209-9071

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)
4 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.	P.O. Box 2026, Flint, MI 48501-2026
5 Countrywide Home Loans, Inc.	4500 Park Granada, Calabasas, CA 91302-1613
6 Mortgage Electronic Registration Systems, Inc	3300 SW 34 th Avenue, Ocala, FL 34474-4438

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)
7 Bloomsburg Area School District	728 East Fifth Street, Bloomsburg, PA 17815
Columbia County Tax Collector	11 West Main Street, Bloomsburg, PA 17815
8 Bloomsburg Municipal Authority	301 E. Second Street, Bloomsburg, PA 17815
County Tax Assessment Office	11 West Main Street, Bloomsburg, PA 17815
County Tax Claim Bureau	11 West Main Street, Bloomsburg, PA 17815
County Domestic Relations	11 West Main Street, Bloomsburg, PA 17815
9 Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105
10 Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105
11 Department of Public Welfare TPL Casualty Unit	Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105

12
13

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

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	35 W 8th Street, Bloomsburg, PA 17815

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: February 22, 2016

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

File No. 14569-15-18704-1

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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91/6 CERTIFICATION

I, Richard J. Nalbandian, III, hereby certify that an Act 91/6 was provided to the above
named Defendant by letter dated February 19, 2014.

PARKER McCAY P.A.

Dated: February 24, 2016

By: 

Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

File No. 14569-15-18704-1
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 2006-18
c/o Specialized Loan Servicing, L.L.C
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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:

Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Robin Phillips
35 W 8th Street
Bloomsburg, PA 17815

PARKER McCAY P.A.

Dated: February 22, 2016


Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

Sworn to and subscribed to
before me this 22 day of
February 2016


NOTARY PUBLIC

LYNNE P. MARIANO
A Notary Public of New Jersey
My Commission Expires June 22, 2016

File No. 14569-15-18704-T

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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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) Robin Phillips and Alan Phillips, 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.

PARKER McCAY P.A.

Dated: February 22, 2016

By: 

Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

Legal Description

ALL THOSE CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PACERL NO. 1 BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet, thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street, thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. WHEREON is erected a dwelling house.

PARCEL NO. 2 BEGINNING at a point in the northward side of Eighth Street 194 feet eastwardly from the northeastward corner of Market and Eight Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street 4 feet; thence southwardly by a line parallel with said Herman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern Side of Eighth Street 4 feet to the place of beginning.

Property known as: 35 West 8th Street, Bloomsburg, PA 17815

TAX ID #05W-03-196

Exhibit "A"

File No. 14569-15-18704-T
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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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.

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):
.....

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 County

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.

File No. 14569-15-18701-1
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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

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 2006-18 c/o Specialized Loan Servicing, LLC, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 35 W 8th St, Bloomsburg, PA 17815.

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

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

Robin Phillips	35 W 8th Street, Bloomsburg, PA 17815
Alan Phillips	35 W 8th Street, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

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

Robin Phillips	35 W 8th Street, Bloomsburg, PA 17815
Alan Phillips	35 W 8th Street, Bloomsburg, PA 17815

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)
CT Lien Solutions	P.O. Box 29071 Glendale, CA 91209-9071

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)
Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.	P.O. Box 2026, Flint, MI 48501-2026
Countrywide Home Loans, Inc.	4500 Park Granada, Calabasas, CA 91302-1613
Mortgage Electronic Registration Systems, Inc	3300 SW 34 th Avenuc, Ocala, FL 34474-4438

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)
Bloomsburg Area School District	728 East Fifth Street, Bloomsburg, PA 17815
Columbia County Tax Collector	11 West Main Street, Bloomsburg, PA 17815
Bloomsburg Municipal Authority	301 E. Second Street, Bloomsburg, PA 17815
County Tax Assessment Office	11 West Main Street, Bloomsburg, PA 17815
County Tax Claim Bureau	11 West Main Street, Bloomsburg, PA 17815
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 TPI 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

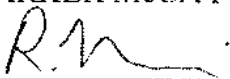
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Tenants/ Occupants	35 W 8th Street, Bloomsburg, PA 17815

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: February 23, 2016

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

File No. 14569-15-18704-T
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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

CIVIL ACTION
MORTGAGE FORECLOSURE

ACT 91/6 CERTIFICATION

I, Richard J. Nalbandian, III, hereby certify that an Act 91/6 was provided to the above
named Defendant by letter dated February 19, 2014.

PARKER McCAY P.A.

Dated: February 24, 2016

By: 

Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

File No. 14569-15-18704-T
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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

CIVIL ACTION

MORTGAGE FORECLOSURE

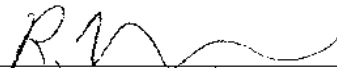
AFFIDAVIT OF LAST KNOWN ADDRESS

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:

Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Robin Phillips
35 W 8th Street
Bloomsburg, PA 17815

PARKER McCAY P.A.

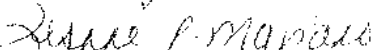


Richard J. Nalbandian, III, Esquire
Attorney for Plaintiff

Dated: February 22, 2016

Sworn to and subscribed to
before me this 22 day of

February 2016.



NOTARY PUBLIC

LYNNE P. MARIANO
A Notary Public of New Jersey
My Commission Expires June 22, 2016

File No. 14569-15-18704-f
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 2006-18
c/o Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129

Plaintiff,

v.

Robin Phillips
Alan Phillips
35 W 8th Street
Bloomsburg, PA 17815

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2015-CV-264

CIVIL ACTION

MORTGAGE FORECLOSURE

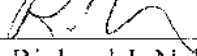
VERIFICATION OF NON-MILITARY SERVICE

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) Robin Phillips and Alan Phillips, 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.

PARKER McCAY P.A.

Dated: February 22, 2016

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

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

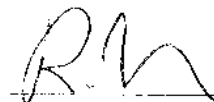
SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: **The Bank of New York Mellon, et al vs. Robin Phillips & Alan Phillips**
Plaintiff Defendants

NO. 2015-CV-264

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

DATE _____

Legal Description

ALL THOSE CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PACERL NO. 1 BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet, thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street, thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. WHEREON is erected a dwelling house.

PARCEL NO. 2 BEGINNING at a point in the northward side of Eighth Street 194 feet eastwardly from the northeastward corner of Market and Eighth Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street 4 feet; thence southwardly by a line parallel with said Herman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern Side of Eighth Street 4 feet to the place of beginning.

Property known as: 35 West 8th Street, Bloomsburg, PA 17815

TAX ID #05W-03-196

Exhibit "A"

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

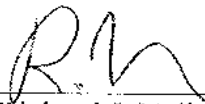
SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: **The Bank of New York Mellon, et al vs. Robin Phillips & Alan Phillips**
Plaintiff Defendants

NO. 2015-CV-264

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

DATE

Document Receipt

Trans #	7508	Carrier / service:	USPS Server	First-Class Mail®	3/1/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET ST

FL 5

Tracking #: 71901140006000075029

Doc Ref #: 29ED2016

Postage 5 1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	7507	Carrier / service:	USPS Server	First-Class Mail®	3/1/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000075012

Doc Ref #: 29ED2016

Postage: 5.1300

PHILADELPHIA PA 19106

Document Receipt					
Trans #	7506	Carrier / service	USPS Server	First-Class Mail®	3/1/2016 12:00:00 AM
Ship to:					
OFFICE OF F A I R		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #: 71901140006000075005			
		Doc Ref #: 29ED2016			
		Postage 5 1300			
HARRISBURG PA 17105					

Document Receipt

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OCALA FL 34474

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4500 PARK GRANADA

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CALABASAS CA 91302

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CIT LIEN SOLUTIONS

PO BOX 29071

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GLENDALE CA 91209

PARKER MCCAY
ATTORNEYS AT LAW
P.O. BOX 5054
9000 MIDLANTIC DR., #300
MOUNT LAUREL, NJ 08054



BB&T

10259

10259

55-471/312

****One thousand three hundred fifty and xx / 100****

DATE
02/22/2016

AMOUNT
\$1,350.00

PAY SHERIFF COLUMBIA COUNTY

TO THE
ORDER OF

CLIENT DISBURSEMENT ACCOUNT
VOID AFTER 6 MONTHS

Shield

AUTHORIZED SIGNATURE

For:

⑈010259⑈ ⑈031204710⑈ ⑈310000263020⑈