

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

UDREN LAW OFFICES, P.C.

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

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

Sent via fax # (570)389-5625

Columbia County Sheriff's Office
Attn.: Real Estate

Re: **The Bank of New York Mellon Trust Company, National Association formerly known as The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ1**
vs.
MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
STEVEN L BRINK

Columbia County
Docket No.: **2017-CV-38**
Premises: **617-619 Mulberry Street, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **08/02/2017**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Charge off

Amount collected in consideration of stay: **\$0.00**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Vanessa Mayers
Foreclosure Specialist

MJU#: 14090416 CASE#: 14090416-2

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
MARY BRINK (et al.)

Case Number
2017CV38

PROPERTY ADDRESS

617-619 MULBERRY STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/20/2017	Advance Fee	Advance Fee	101155	\$0.00	\$1,350.00
03/20/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/20/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/20/2017	Crying Sale			\$10.00	\$0.00
03/20/2017	Docketing			\$15.00	\$0.00
03/20/2017	Levy			\$15.00	\$0.00
03/20/2017	Mailing Costs			\$42.00	\$0.00
03/20/2017	Posting Handbill			\$15.00	\$0.00
03/20/2017	Press Enterprise Inc.			\$1,134.51	\$0.00
03/20/2017	Sheriff Automation Fund			\$50.00	\$0.00
03/20/2017	Web Posting			\$100.00	\$0.00
06/02/2017	Service			\$150.00	\$0.00
06/02/2017	Service Mileage			\$24.00	\$0.00
06/02/2017	Copies			\$5.00	\$0.00
06/02/2017	Notary Fee			\$15.00	\$0.00
06/02/2017	Tax Claim Search			\$5.00	\$0.00
06/02/2017	Surcharge			\$110.00	\$0.00
				\$1,723.01	\$1,350.00
TOTAL BALANCE:				\$ (373.01)	

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust Company,
National Association formerly known as The Bank
of New York Trust Company, N.A. as successor to
JPMorgan Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates
Series 2006-RZ1

Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN AS
MARY-ELLEN Z. BRINK, STEVEN L BRINK,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 7-6-17

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

ELIZABETH L WASSALL, ESQ
PA ID 77788

MJU#: 14090416 CASE#: 14090416-2

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

pleadings@udren.com

**The Bank of New York Mellon Trust Company,
National Association formerly known as The Bank of
New York Trust Company, N.A. as successor to
JPMorgan Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc., Mortgage
Asset-Backed Pass-Through Certificates Series 2006-
RZ1**

Plaintiff

v.

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
Steven L Brink**

Defendant(s)

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2017-CV-38

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

**The Bank of New York Mellon Trust Company, National Association formerly known as
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A.,
as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates Series 2006-RZ1, Plaintiff in the above action, by its undersigned
attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the
Praecipe for the Writ of Execution was filed, the following information concerning the real
property located at:**

617-619 Mulberry Street, Berwick, PA 18603

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

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
374 East 3rd Street
Bloomsburg, PA 17815**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
424 E. 5th Street
Berwick, PA 18603**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
617-619 Mulberry Street
Berwick, PA 18603**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
PO Box 614
Mifflinville, PA 18631-0614**

**Steven L Brink
30 Woodbine Ln
Danville, PA 17821**

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

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
374 East 3rd Street
Bloomsburg, PA 17815**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
424 E. 5th Street
Berwick, PA 18603**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
617-619 Mulberry Street
Berwick, PA 18603**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
PO Box 614
Mifflinville, PA 18631-0614**

**Steven L Brink
30 Woodbine Ln
Danville, PA 17821**

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

**Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603**

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

**The Bank of New York Mellon Trust Company, National Association formerly known as
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A.,
as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates Series 2006-RZ1
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409**

**Homecomings Financial Network, Inc.
9 Sylvan Way, Suite 100
Parsippany, NJ 07054**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

**Commonwealth of PA, Department of Revenue
Bureau of Individual Taxes
Dept. 280601
Harrisburg, PA 17128-0601**

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

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

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

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

**Tenants/Occupants
617-619 Mulberry Street
Berwick, PA 18603**

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

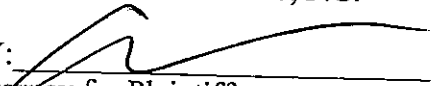
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 7-6-17

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 14090416 CASE#: 14090416-2

**ELIZABETH L WASSALL, ESQ.
PA ID 77788**

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1**

Plaintiff

v.

**MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK; STEVEN L
BRINK;**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2017-CV-38

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**OWNER(S): MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK;
STEVEN L BRINK;**

PROPERTY: 617-619 Mulberry Street, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 06/07/2017 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 14090416 CASE#: 14090416-2

EXHIBIT A

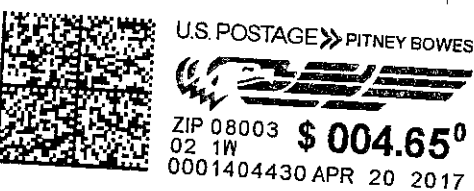
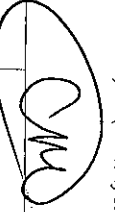
Name and Address of Sender		Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks	
1		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
2	Docket # 2017-CV-38	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230											
4	Sale Date: 06/07/2017	Tenants/Occupants 617-619 Mulberry Street Berwick, PA 18603											
5		Berwick Area Joint Sewer Authority 1108 Fries Avenue Berwick, PA 18603											
6		Commonwealth Of PA, Department Of Revenue Bureau Of Individual Taxes Dept. 280601 Harrisburg, PA 17128-0601											
7		Homecomings Financial Network, Inc. 9 Sylvan Way, Suite 100 Parishan, NJ 07054											
8													
9													
10													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster: Per (Name of Receiving Employee)										
7		7			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								
PS Form 3877, February 1994			Form Must be Completed by Typewriter, Ink or Ball Point Pen										

EXHIBIT A

Mary Ellen Brink also known as Mary-Ellen Z. Brink - MJU# 14090416-2 (Columbia County)
Steven L Brink - MJU# 14090416-2 (Columbia County)

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust Company, National
Association formerly known as The Bank of New York
Trust Company, N.A. as successor to JPMorgan Chase
Bank, N.A., as Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1
Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN AS MARY-
ELLEN Z. BRINK, STEVEN L BRINK,
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
COLUMBIA County

MORTGAGE
FORECLOSURE

NO. 2017-CV-38

VERIFICATION OF SERVICE OF NOTICE OF SALE
BY CERTIFIED MAIL AND REGULAR MAIL
PURSUANT TO COURT ORDER

The undersigned hereby verifies that he or she is counsel for Plaintiff in the above case and that pursuant to the court order issued in this matter a true and correct copy of the Notice of Sale was sent by certified mail and regular first class mail as follows:

TO:

MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
374 EAST 3RD STREET, BLOOMSBURG, PA 17815

MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
424 E. 5TH STREET, BERWICK, PA 18603

MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
617-619 MULBERRY STREET, BERWICK, PA 18603


MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
PO BOX 614, MIFFLINVILLE, PA 18631-0614

DATE MAILED: 6/22/17

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated:

7-6-17

UDREN LAW OFFICES, P.C.
BY: 
Attorney for Plaintiff

MJU#: 14090416 CASE#: 14090416-2

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

EXHIBIT E

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

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1
Plaintiff

v.

Mary Ellen Brink also known as Mary-
Ellen Z. Brink; Steven L Brink; , ET AL

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

MORTGAGE FORECLOSURE
NO. 2017-CV-38

FILED
NOTARARY
2017 JUN 19 A 8:40
COURTS OFFICE
COLUMBIA, PA

ORDER

AND NOW, this 16 day of June, 2017, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale upon Defendant(s), **Mary Ellen Brink also known as Mary-Allen Z. Brink**, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the Notice of Sale by posting the mortgaged premises at:

617-619 Mulberry Street
Berwick, PA 18603

and by sending certified mail and regular mail to the last known address of Defendant(s).

Mary Ellen Brink also known as Mary-Allen Z. Brink
617-619 Mulberry Street
Berwick, PA 18603

Mary Ellen Brink also known as Mary-Allen Z. Brink
374 East 3rd Street
Bloomsburg PA 17815

EXHIBIT B

Mary Ellen Brink also known as Mary-Allen Z. Brink
424 E. 5th Street
Berwick PA 18603

Mary Ellen Brink also known as Mary-Allen Z. Brink
PO Box 614
Mifflinville, PA 18631-0614

BY THE COURT:

/s/ Thomas A James, Jr.
J.

MJU#: 14090416 CASE#: 14090416-2

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Mary Ellen Brink also known as Mary-Ellen Z. Brink
617-619 Mulberry Street
Berwick, PA 18603

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 8/2/17 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$86,235.25, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

EXHIBIT B

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1**
Plaintiff

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

MORTGAGE FORECLOSURE

NO. 2017-CV-38

v.

**MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK**

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Mary Ellen Brink also known as Mary-Ellen Z. Brink
374 East 3rd Street
Bloomsburg, PA 17815**

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To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Mary Ellen Brink also known as Mary-Ellen Z. Brink
424 E. 5th Street
Berwick, PA 18603

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 8/2/17 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$86,235.25, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
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7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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(570) 784-8760

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EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Mary Ellen Brink also known as Mary-Ellen Z. Brink
PO Box 614
Mifflinville, PA 18631-0614**

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 8/2/17 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$86,235.25, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
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7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

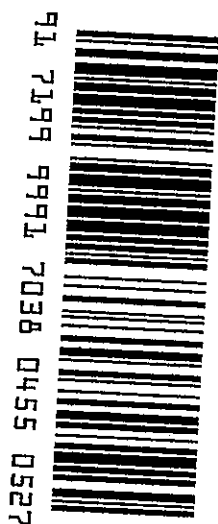
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EXHIBIT B

JB (PA-3129)
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620



91 7199 9991 7038 0455 0527



U.S. POSTAGE >> PITNEY BOWES
ZIP 08003 \$ 005.26⁰
02 1W
0001404430 JUN 22 2017

14090416-2

Mary Ellen Brink also known as Mary-Ellen Z. Brink
424 E. 5th Street
Berwick, PA 18603

JB (PA-3129)
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620



91 7199 9991 7038 0455 0541



U.S. POSTAGE >> PITNEY BOWES
ZIP 08003 \$ 005.26⁰
02 1W
0001404430 JUN 22 2017

Mary Ellen Brink also known as Mary-Ellen Z. Brink
374 East 3rd Street
Bloomsburg PA 17815

14090416-2

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91 7199 9991 7038 0455 0534

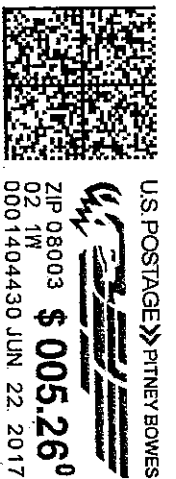


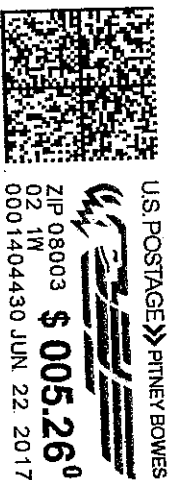
EXHIBIT B

14090416-2

Mary Ellen Brink also known as Mary-Ellen Z. Brink
PO Box 614
Mifflinville, PA 18631-0614

JB (PA-3129)
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620

91 7199 9991 7038 0455 0558



14090416-2

Mary Ellen Brink also known as Mary-Ellen Z. Brink
617-619 Mulberry Street
Berwick, PA 18603

Name and Address of Sender		Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.						
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Postmark and Date of Receipt	Remarks
1		Mary Ellen Brink also known as Mary-Ellen Z. Brink 617-619 Mulberry Street Berwick, PA 18603											
2		Mary Ellen Brink also known as Mary-Ellen Z. Brink 374 East 3rd Street Bloomsburg PA 17815											
3		Mary Ellen Brink also known as Mary-Ellen Z. Brink 424 E. 5th Street Berwick, PA 18603											
4		Mary Ellen Brink also known as Mary-Ellen Z. Brink PO Box 614 Mifflinville, PA 18631-0614											
5													
6													
7													
8													
9													
10													
11													
12													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	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 the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen											

Mary Ellen Brink also known as Mary-Ellen Z. Brink - MJU# 14090416-2 (Columbia County) 8/2/17
Steven L Brink - MJU# 14090416-2 (Columbia County)

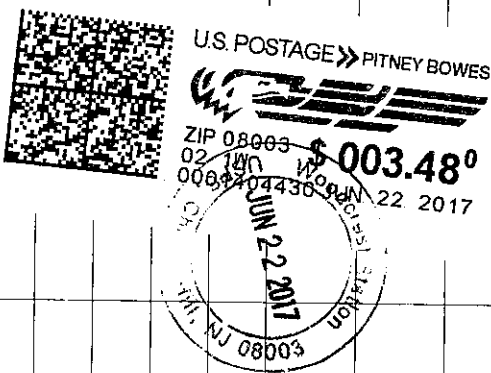


EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK; STEVEN
L BRINK;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2017-CV-38

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

Date:

7-6-17

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

ELIZABETH L WASSALL, ESQ.
PA ID 77788

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
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Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
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Certificates Series 2006-RZ1
Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Steven L Brink
300 Woodbine Ln
Danville, PA 17821

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 6/7/17 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$86,235.25, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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EXHIBIT B

The Bank of New York Mellon Trust Company, National Association, et. al., Plaintiff(s)

vs.

Mary Ellen Brink, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

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

APS File #: 145620-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Steven L. Brink

Court Case No. Columbia Co 2017-CV-38

UDREN LAW OFFICES

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: PENNSYLVANIA ss.

County of: SNYDER

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

Date/Time of Service: that on the 4 day of MAY, 20 17, at 11:35 o'clock A M

Place of Service: at 30 WOODBINE LN, in DANVILLE PA 17821

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Steven L. Brink

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

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color LIGHT; Hair Color Brown; Facial Hair YES
Approx. Age 36; Approx. Height 5'9; Approx. Weight 190
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

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

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

4th day of May, 20 17

Notary Public

(Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Renda J. Shively, Notary Public
Lewis Twp., Union County
My Commission Expires Nov. 16, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT B

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

**The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

MORTGAGE FORECLOSURE
NO. 2017-CV-38

v.

**Mary Ellen Brink also known as Mary-
Ellen Z. Brink; Steven L Brink; , ET AL**

Defendant(s)

FILED
NOTARY
2017 JUN 19 A 8:40
CLERK OF COURTS OFFICE
COLUMBIA, PA

ORDER

AND NOW, this 16 day of June, 2017, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale upon Defendant(s), **Mary Ellen Brink also known as Mary-Ellen Z. Brink**, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the Notice of Sale by posting the mortgaged premises at:

**617-619 Mulberry Street
Berwick, PA 18603**

and by sending certified mail and regular mail to the last known address of Defendant(s).

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
617-619 Mulberry Street
Berwick, PA 18603**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
374 East 3rd Street
Bloomsburg PA 17815**

EXHIBIT B

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
424 E. 5th Street
Berwick PA 18603**

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
PO Box 614
Mifflinville, PA 18631-0614**

BY THE COURT:

/s/ Thomas A James, Jr.
J.

MJU#: 14090416 CASE#: 14090416-2

EXHIBIT B

The Bank of New York Mellon Trust Company, et. al., Plaintiff(s)
vs.
Mary Ellen Brink aka Mary Ellen Z. Brink, et. al., Defendant(s)



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

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

APS File #: 146428-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Mary Ellen Brink, aka Mary-Elle Z. Brink by posting
Court Case No. Columbia Co 2017-CV-38

UDREN LAW OFFICES
Ms. Jodie L. Boos
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: Pa ss.

County of: Berks

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

Date/Time of Service: that on the 23 day of June, 20 17, at 547 o'clock PM

Place of Service: at 617-619 Mulberry Street, in Barwick, PA 18603

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Mary Ellen Brink, aka Mary-Elle Z. Brink by posting

Person Served, and
Method of Service:

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

☒ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Mary Ellen Brink, aka Mary-Elle Z. Brink by posting
at the place of service, and whose relationship to the person is: _____

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

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

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

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

Denise Hinkle
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
26 day of June, 20 17

Notary Public (Commission Expires)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

EXHIBIT B

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

UDREN LAW OFFICES, P.C.

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

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **The Bank of New York Mellon Trust Company, National Association formerly known as The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ1**

vs.

**MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
STEVEN L BRINK**

**Columbia County C.C.P. No. 2017-CV-38
MJU#: 14090416 CASE#: 14090416-2**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Jodie Boos
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

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

pleadings@udren.com

**The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1
Plaintiff**

v.

**MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK
STEVEN L BRINK**

Defendant(s)

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2017-CV-38

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

5-31-17

BY: 

Attorney for Plaintiff

**ELIZABETH L WASSALL, ESQ
PA ID 77788**

**UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400**

MJU#: 14090416 CASE#: 14090416-2

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1**

Plaintiff

v.

**MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK
STEVEN L BRINK**

Defendant(s)

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


MORTGAGE FORECLOSURE

NO. 2017-CV-38

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/07/2017 at 09:00 AM in the above-captioned matter
has been continued until 8/2/17 at 9:00 A.M.

Date: 5-31-17

BY: 
Attorney for Plaintiff

ELIZABETH L WASSALL, ESQ
PA ID 77788

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 14090416 CASE#: 14090416-2

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
MARY BRINK
STEVEN L BRINK

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

Sheriff's Sale Date: Wednesday, June 7, 2017
Writ of Execution No. : 2017CV38
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 617-619 MULBERRY STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Total Sheriff Costs	\$1,918.01

Municipal Costs

Sewer	\$4,953.33
Total Municipal Costs	\$4,953.33

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$6,938.34**

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 MARY & STEVEN BRINK

NO. 34-2017 ED

NO. 38-2017 JD

DATE/TIME OF SALE: JUNE 7, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

34
17-38

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>408.50</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>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	\$ <u>4953.33</u>	
WATER 20	\$	
TOTAL *****		\$ <u>4953.33</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 6938.34

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
MARY BRINK (et al.)

Case Number
2017CV38

SHERIFF'S RETURN OF SERVICE

05/02/2017 07:14 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 617-619 MULBERRY STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2017

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



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

For County/Sheriff's Office Use Only

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 617-619 MULBERRY STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-1-17

Time:

7:14

Deputy:

3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV38

617-619 MULBERRY STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
MARY BRINK (et al.)

Case Number
2017CV38

SHERIFF'S RETURN OF SERVICE

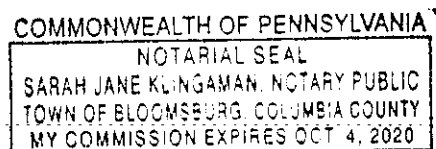
03/21/2017 08:35 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: STEVEN L BRINK AT 601 F JOHN ST, MIFFLINVILLE, PA 18631.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


March 22, 2017



NOTARY

Affirmed and subscribed to before me this

22ND day of MARCH, 2017



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



April 6, 2017

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

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FORMERLY KNOWN AS THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE
BANK, N.A.M AS TRUSTEE FOR RESIDENTIAL ASSET-BACKED
PASS-THROUGH CERTIFICATES SERIES 2006-RZ1**

VS.

**MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK,
STEVEN L. BRINK**

NO: 2017-CV-38

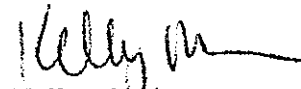
NO: 2017-ED-34

Dear Timothy:

The amount due on the sewer account #126944 for the property located at 617-619 Mulberry Street, Berwick Pa through June 30, 2017 is \$4953.33. This amount includes amounts to satisfy a lien on this property.

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

Sincerely,



Kelly Morris
Authority Clerk

Hearing Impaired 711

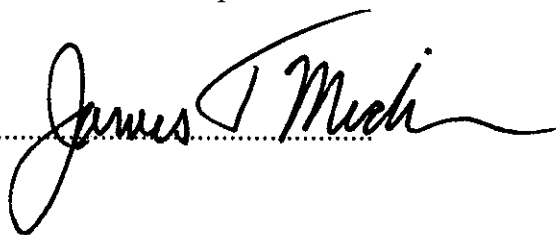
"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603


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

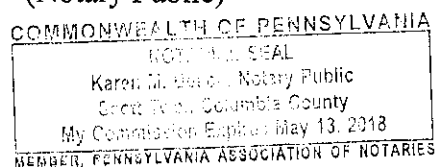
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 May 17, 24 & 31, 2017 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 31st day of May 2017.

.....

(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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARY BRINK
Primary Address: 374 EAST 3RD STREET
BLOOMSBURG, PA 17815

Phone: **DOB:** 02/05/1981

Alternate Address: 424 E. 5TH ST
PO BOX 614
MIFFLINVILLE, PA 18531
Phone: 570-854-1051

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Steve Brink

Relation: Husband

Date: 3-30-17 **Time:** 1420

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:	3-28-17	3-28-17	3-28			
Time:	0940	1317				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. JOHN ST - MIFFLINVILLE
2. RESIDES AT 601 JOHN ST. (YELLOW HOUSE) - MIFFLINVILLE L/C
- 3.
- 4.
- 5.
- 6.

BRINK, MARY

2017CV38

374 EAST 3RD 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.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARY BRINK

Primary Address: 617-619 MULBERRY STREET
BEWICK, PA 18603

Phone: **DOB:** 02/05/1981

Alternate Address: 424 E. 5TH ST
PO BOX 614
MIFFLINVILLE, PA 18631

Phone: 570-854-1051

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: STEVE BRINK

Relation: HUSBAND

Date: 3-30-17 **Time:** 1420

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:	3-28-17					
Time:	0940					
Mileage:						
Deputy:	8					

Service Attempt Notes:

1. JOHN ST. MIFFLINVILLE
- 2.
- 3.
- 4.
- 5.
- 6.

BRINK, MARY

2017CV38

617-619 MULBERRY STREET, BEWICK, PA 18603

NO EXPIRATION

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2017BILL NO.
2866

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	25,216	11.285	278.87	284.56	313.02
SINKING		.35	8.65	8.83	9.71
FIRE		1.25	30.89	31.52	33.10
LIGHT		1.25	30.89	31.52	33.10
BORO RE		14.1	348.44	355.55	373.33
The discount & penalty have been calculated for your convenience			697.74	711.98	762.26
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BRINK STEVEN L & MARYELLEN Z
P O BOX 614
MIFFLINVILLE PA 18631

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04B-04 -214-00,000
617 619 MULBERRY ST
.1515 Acres Land 2,640
Buildings 22,576
Total Assessment 25,216

This tax returned
to courthouse on:
January 1, 2018

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 3-27-17 Time: 14:17

Deputy: 3 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SEI

2017CV38

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-27-17

Time: 12:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2017CV38

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 03/27/17

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID: 1101747
Description: Brink Sheriff Sale
Run Dates: 05/17/17 to 05/31/17
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	05/17/17	05/31/17	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV38

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, JUNE 07, 2017
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land, together with the double frame dwelling and other improvements thereon erected, lying and being situate on the westerly side of Mulberry Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Mulberry Street at a distance of 120 feet in a southerly direction from the intersection of Mulberry Street with Eighth Street and at the southeasterly corner of Lot #21 and parallel with Eighth Street a distance of 165 feet to the easterly line of an alley; THENCE in a southerly direction along line of said alley, parallel with Mulberry Street, a distance of 40 feet to the northerly line of an intersecting alley; THENCE in an easterly direction along the line of said last mentioned alley, and parallel with the first course herein, a distance of 165 feet to the westerly line of Mulberry Street a distance of 40 feet to the place of beginning. This description is intended to cover Lot #20 in the Jackson and Crispin Addition to Berwick.

BEING the same premises which Charles B. Evans and Joan M. Evans, husband and wife, by their deed dated December 21, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Steven L. Brink and Mary-Ellen Z. Brink, husband and wife.

BEING KNOWN AS: 617-619 Mulberry Street, Berwick, PA 18603
PROPERTY ID NO.: 04B,04-214-00,000

TITLE TO SAID PREMISES IS VESTED IN Steven L. Brink and Mary-Ellen Z. Brink, his wife, their heirs and assigns, as tenants by the entireties BY DEED FROM Charles B. Evans and Joan M. Evans, his wife DATED 12/21/2005 RECORDED 01/09/2006 IN DEED BOOK Instrument #200600251.

PROPERTY ADDRESS: 617-619 MULBERRY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B,04-214-00,000

Seized and taken into execution to be sold as the property of MARY BRINK, STEVEN L. BRINK in suit of THE BANK OF NEW YORK MELLON.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 341
Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: STEVEN L BRINK
Primary Address: 617-619 MULBERRY STREET
BEWICK, PA 18603

Phone: DOB: 02/05/1981

Alternate Address: 424 E. 5TH ST
PO BOX 614
MIFFLINVILLE, PA 18631

Phone:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-21-17 Time: 20:35

Deputy: 3 Mileage:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BRINK, STEVEN L

2017CV38

617-619 MULBERRY STREET, BEWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*601 John St
Mifflinville, PA*

Serve To:

Name: STEVEN L BRINK
Primary Address: 374 EAST 3RD STREET
BLOOMSBURG, PA 17815

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:

Phone: **DOB:** 02/05/1981

Relation:

Alternate Address: 424 E. 5TH ST
PO BOX 614
MIFFLINVILLE, PA 18631

Date: 3-21-17 **Time:** 7:35

Phone:

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BRINK, STEVEN L

2017CV38

374 EAST 3RD 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.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: STEVEN L BRINK
Primary Address: 601 F JOHN ST
MIFFLINVILLE, PA 18631

Phone: **DOB:** 02/05/1981

Alternate Address: 424 E. 5TH ST
PO BOX 614
MIFFLINVILLE, PA 18631

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BRINK, STEVEN L

2017CV38

601 F JOHN ST, MIFFLINVILLE, PA 18631

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.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 34

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 617-619 MULBERRY STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-22-17

Time: 2:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2017CV38

617-619 MULBERRY STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 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: Michelle Santor

Relation: Clerk

Date: 3-23-17 **Time:** 8:44

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV38

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.
BRINK, MARY (et al.)

Case Number
2017CV38

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 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: Sherry Eran

Relation: Clerk

Date: 3-23-17 Time: 8:43

Deputy: 5 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2017CV38

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Steven L Brink
617-619 Mulberry Street
Berwick, PA 18603

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on June 7th at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$86,235.25**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: **(856) 669-5400**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

04B, 04 - 214 - 00,000
BwK Boro

REAL ESTATE OUTLINE

ED # 2017 ED 34

DATE RECEIVED 3-16-2017
DOCKET AND INDEX 2017 CV 38

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>101155</u>

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

SALE DATE June 7th TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1**

Plaintiff

v.

**Mary Ellen Brink also known as Mary-
Ellen Z. Brink
Steven L Brink**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

The Bank of New York Mellon Trust Company, National Association formerly known as The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ1, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at:

617-619 Mulberry Street, Berwick, PA 18603

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

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
374 East 3rd Street
Bloomsburg, PA 17815**

**Steven L Brink
374 East 3rd Street
Bloomsburg, PA 17815**

**Steven L Brink
424 E 5th St
Mifflinville, PA 18631**

**Steven L Brink
617-619 Mulberry Street
Berwick, PA 18603**

Tenants/Occupants
617-619 Mulberry Street
Berwick, PA 18603

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

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 3-15-11

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

MJU#: 14090416 CASE#: 14090416-2

Nicole LaBletta, Esquire
PAID 202194

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV38

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, JUNE 07, 2017
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land, together with the double frame dwelling and other improvements thereon erected, lying and being situate on the westerly side of Mulberry Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Mulberry Street at a distance of 120 feet in a southerly direction from the intersection of Mulberry Street with Eighth Street and at the southeasterly corner of Lot #21 and parallel with Eighth Street a distance of 165 feet to the easterly line of an alley; THENCE in a southerly direction along line of said alley, parallel with Mulberry Street, a distance of 40 feet to the northerly line of an intersecting alley; THENCE in an easterly direction along the line of said last mentioned alley, and parallel with the first course herein, a distance of 165 feet to the westerly line of Mulberry Street a distance of 40 feet to the place of beginning. This description is intended to cover Lot #20 in the Jackson and Crispin Addition to Berwick.

BEING the same premises which Charles B. Evans and Joan M. Evans, husband and wife, by their deed dated December 21, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Steven L. Brink and Mary-Ellen Z. Brink, husband and wife.

BEING KNOWN AS: 617-619 Mulberry Street, Berwick, PA 18603

PROPERTY ID NO.: 04B,04-214-00,000

TITLE TO SAID PREMISES IS VESTED IN Steven L. Brink and Mary-Ellen Z. Brink, his wife, their heirs and assigns, as tenants by the entireties BY DEED FROM Charles B. Evans and Joan M. Evans, his wife DATED 12/21/2005 RECORDED 01/09/2006 IN DEED BOOK Instrument #200600251.

PROPERTY ADDRESS: 617-619 MULBERRY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B,04-214-00,000

Seized and taken into execution to be sold as the property of MARY BRINK, STEVEN L BRINK in suit of THE BANK OF NEW YORK MELLON.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

Mary Ellen Brink also known as Mary-
Ellen Z. Brink
Steven L Brink

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

617-619 Mulberry Street, Berwick, PA 18603

Amount due \$ 86,235.25

Interest From 3/16/2017
to Date of Sale \$ _____

*Ongoing Per Diem of \$0.00
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By

Barbara M. Silvestri

Clerk

Proth & Clerk of Sev. Courts

Date

3/16/2017

My Com. Ex. 1st Monday in 2020

MJU#: 14090416 CASE#: 14090416-2

COURT OF COMMON PLEAS
NO. 2017-CV-38

=====

**The Bank of New York Mellon Trust Company, National Association formerly known as
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A.,
as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates Series 2006-RZ1**

vs.

**Mary Ellen Brink also known as Mary-Ellen Z. Brink
Steven L Brink**

=====

WRIT OF EXECUTION

=====

REAL DEBT \$ 86,235.25

Interest From 3/16/2017 \$ _____
to Date of Sale _____
Ongoing Per Diem of \$0.00
to actual date of sale including if sale is held at a later date

COSTS PAID:

PROTHY \$ _____

SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

**617-619 Mulberry Street
Berwick, PA 18603**



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

*Nicole LaBletta, Esquire
PAID 202194*

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

Mary Ellen Brink also known as Mary-
Ellen Z. Brink
Steven L Brink

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

CERTIFICATE OF ACT 91

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

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91

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

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

Mary Ellen Brink also known as Mary-
Ellen Z. Brink
Steven L Brink

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK
374 EAST 3RD STREET
BLOOMSBURG, PA 17815

STEVEN L BRINK
374 EAST 3RD STREET
BLOOMSBURG, PA 17815

STEVEN L BRINK
424 E 5TH ST
MIFFLINVILLE, PA 18631

STEVEN L BRINK
617-619 MULBERRY STREET
BERWICK, PA 18603

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

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon Trust
Company, National Association formerly
known as The Bank of New York Trust
Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for
Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates Series 2006-RZ1

Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN
AS MARY-ELLEN Z. BRINK; STEVEN
L BRINK;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

UDREN LAW OFFICES, P.C.

Date: 3-15-17

Nicole LaBletta
Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

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Plaintiff

v.

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AS MARY-ELLEN Z. BRINK
STEVEN L BRINK**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS 617-619 Mulberry Street, Berwick, PA 18603

PARCEL NUMBER: 04B, 04-214-00,000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

**Nicole LaBletta, Esquire
PAID 202194**

ALL THAT CERTAIN lot, piece or parcel of land, together with the double frame dwelling and other improvements thereon erected, lying and being situate on the westerly side of Mulberry Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Mulberry Street at a distance of 120 feet in a southerly direction from the intersection of Mulberry Street with Eighth Street and at the southeasterly corner of Lot #21 of Jackson and Crispin's Addition; THENCE in a westerly direction along the southerly line of Lot #21 and parallel with Eighth Street a distance of 165 feet to the easterly line of an alley; THENCE in a southerly direction along line of said alley, parallel with Mulberry Street, a distance of 40 feet to the northerly line of an intersecting alley; THENCE in an easterly direction along the line of said last mentioned alley, and parallel with the first course herein, a distance of 165 feet to the westerly line of Mulberry Street aforesaid; THENCE in a northerly direction along the westerly line of Mulberry Street a distance of 40 feet to the place of beginning. This description is intended to cover Lot #20 in the Jackson and Crispin Addition to Berwick.

BEING the same premises which Charles B. Evans and Joan M. Evans, husband and wife, by their deed dated December 21, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Steven L. Brink and Mary-Ellen Z. Brink, husband and wife.

BEING KNOWN AS: 617-619 Mulberry Street, Berwick, PA 18603

PROPERTY ID NO.: 04B, 04-214-00,000

TITLE TO SAID PREMISES IS VESTED IN **Steven L. Brink and Mary-Ellen Z. Brink, his wife, their heirs and assigns, as tenants by the entireties** BY DEED FROM **Charles B. Evans and Joan M. Evans, his wife** DATED **12/21/2005** RECORDED **01/09/2006** IN DEED BOOK **Instrument #200600251**.

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

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Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

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

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

Re: **The Bank of New York Mellon Trust Company, National Association formerly known as
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A.,
as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates Series 2006-RZ1**
vs.

**MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK, STEVEN L
BRINK,
Columbia County C.C.P. No. 2017-CV-38
MJU#: 14090416 CASE#: 14090416-2**

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 14090416 CASE#: 14090416-2

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Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-
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Plaintiff

v.

MARY ELLEN BRINK ALSO KNOWN AS
MARY-ELLEN Z. BRINK, STEVEN L
BRINK,

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

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

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **MARY ELLEN BRINK ALSO KNOWN AS MARY-ELLEN Z. BRINK, STEVEN L BRINK**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

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

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

Dated: March 15, 2017


Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN [REDACTED]

Birth Date:

Last Name: BRINKFirst Name: MARY-ELLENMiddle Name: Z.Active Duty Status As Of: Mar-15-2017**EXHIBIT A**

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

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

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

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

Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: HFI5A827I45BZ40

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]

Birth Date:

Last Name: BRINKFirst Name: MARYMiddle Name: ELLENActive Duty Status As Of: Mar-15-2017**EXHIBIT A**

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

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

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

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

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4800 Mark Center Drive, Suite 04E25
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Certificate ID: AFMBD8A7W440D90

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

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

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

Re: **The Bank of New York Mellon Trust Company, National Association formerly known as The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ1**

vs.

Mary Ellen Brink also known as Mary-Ellen Z. Brink
Steven L Brink

Columbia County C.C.P. No. 2017-CV-38

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

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100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
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Thank you,

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Foreclosure Specialist

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

PHILADELPHIA PA 19107-4214

34

Document Receipt

Trans #	10173	Carrier / service:	USPS Server	First-Class Mail®	3/20/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000101209

Doc Ref #: 2017ED34

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10170	Carrier / service:	USPS Server	First-Class Mail®	3/20/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000101179

Doc Ref #: 2017ED34

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	10171	Carrier / service:	USPS Server	First-Class Mail®	3/20/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000101186

Doc Ref #: 2017ED34

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10171	Carrier / service:	USPS Server	First-Class Mail®	3/20/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000101186

Doc Ref #: 2017ED34

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10172	Carrier / service:	USPS Server	First-Class Mail®	3/20/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000101193

Doc Ref #: 2017ED34

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10172	Carrier / service:	USPS Server	First-Class Mail®	3/20/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000101193

Doc Ref #: 2017ED34

Postage 5.1300

PHILADELPHIA PA 19107-4214

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Plaintiff

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Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Steven L Brink
617-619 Mulberry Street
Berwick, PA 18603

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on June 7th at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$86,235.25**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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MORTGAGE FORECLOSURE

NO. 2017-CV-38

2017-ED-34

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Steven L Brink
617-619 Mulberry Street
Berwick, PA 18603

Your house (real estate) at 617-619 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on June 7th at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$86,235.25**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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