

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
DANA GRASLEY (et al.)

Case Number
2019CV700

PROPERTY ADDRESS
66 VALLEY ROAD, 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>
01/16/2020	Advance Fee	Advance Fee	3018	\$0.00	\$1,350.00
01/16/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/16/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/16/2020	Crying Sale			\$10.00	\$0.00
01/16/2020	Docketing			\$15.00	\$0.00
01/16/2020	Levy			\$15.00	\$0.00
01/16/2020	Mailing Costs			\$24.00	\$0.00
01/16/2020	Posting Handbill			\$15.00	\$0.00
01/16/2020	Press Enterprise Inc.			\$1,542.65	\$0.00
01/16/2020	Sheriff Automation Fund			\$50.00	\$0.00
01/16/2020	Web Posting			\$100.00	\$0.00
03/18/2020	Service			\$180.00	\$0.00
03/18/2020	Service Mileage			\$24.00	\$0.00
03/18/2020	Copies			\$6.00	\$0.00
03/18/2020	Notary Fee			\$15.00	\$0.00
03/18/2020	Tax Claim Search			\$5.00	\$0.00
03/18/2020	Surcharge			\$130.00	\$0.00
				\$2,164.15	\$1,350.00

TOTAL BALANCE: \$(814.15)



PINCUS
LAW GROUP, PLLC

2929 Arch Street, Suite 1700
Philadelphia, PA 19104
Phone: 484-575-2201
Fax: 516-279-6990
www.pincuslaw.com
Licensed in NY, NJ, FL, PA

July 2, 2020

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

Re: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 c/o NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. Dana L. Grasley, et al.
Columbia County Court of Common Pleas Docket No. 2019-CV-700
Pincus File No. 12032018.43108
STAY JULY 29, 2020 SALE

Dear Sheriff:

Please accept this letter request to Stay the Sheriff's sale scheduled for July 29, 2020 in the above captioned matter as Plaintiff and Defendants have resolved this matter by virtue of a loan modification.

Should you have any questions or concerns, please do not hesitate to contact me at hriloff@pincuslaw.com. Thank you for your prompt attention to this matter.

Very truly yours,

Heather Riloff
PINCUS LAW GROUP, PLLC

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

THE BANK OF NEW YORK MELLON *f/k/a*
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-8 c/o NEWREZ
LLC *f/k/a* NEW PENN FINANCIAL, LLC *d/b/a*
SHELLPOINT MORTGAGE SERVICING
Plaintiff,

v.

DANA L. GRASLEY and
TAMRA GRASLEY

Defendants.

NO. 2019-CV-700
Writ No. 2019-ED-149

CIVIL ACTION - MORTGAGE
FORECLOSURE

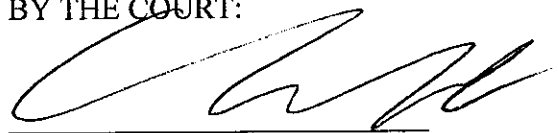
FILED
CLERK OF COURT
2020 JUL -7 A 11:19
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 6th day of July, 2020, upon consideration of the Motion of The Bank of New York Mellon *f/k/a* The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 to Postpone the July 29, 2020 Sheriff's Sale (the "Motion"), it is hereby ORDERED that said Motion is GRANTED.

IT IS FURTHER ORDERED that the sale of the property known as 66 Vly Road, Berwick, PA 18603 (the "Property") currently scheduled for July 29, 2020 Sheriff's Sale is hereby continued to the Sheriff's Sale to be held in September 2020, which date has not yet been determined, or the next scheduled sale after September 1, 2020, without need for further notice, costs, or advertising.

BY THE COURT:


J.

TX Result Report

P 1

07/15/2020 10:26

Serial No. A6VF011029028

TC:00087283

Addressee	Start Time	Time	Prints	Result	Note
915162796990	07-15 10:23	00:02:06	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5622

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Pincus	FROM: Sarah
COMPANY:	DATE: 7-15-2020
FAX NUMBER: 516-279-6990	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:
ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Dana : Tamra Grasley Sale

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Pincus	FROM: Sarah
COMPANY:	DATE: 7-15-2020
FAX NUMBER: 516-279-6990	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

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Dana: Tamra Grasley Sale

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020


IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr., P.J.

2020 JUL 14 P 12:38

FILED
PROthonary

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570-389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Pincus</u>	FROM: <u>Columbia Co</u>
COMPANY:	DATE: <u>5.21.2020</u>
FAX NUMBER: <u>516-279-6990</u>	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sale</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

TX Result Report

P 1

05/21/2020 11:32

Serial No. A6VF011029028

TC:00083308

Addressee	Start Time	Time	Prints	Result	Note
915162796990	05-21 11:24	00:00:37	000/002	Cont	ORG
915162796990	05-21 11:27	00:00:36	000/002	Cont	ORG
915162796990	05-21 11:29	00:00:44	000/002	Cont	ORG
915162796990	05-21 11:31	00:00:55	000/002	NG	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX

FWD : Forward Feode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
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PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-9400

FACSIMILE TRANSMITTAL SHEET

TO: <u>Pincus</u>	FROM: <u>Columbia Co</u>
COMPANY	DATE: <u>5-21-2020</u>
FAX NUMBER: <u>516-279-6990</u>	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sale</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS
ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

CLERK OF COURT
COLUMBIA COUNTY
2020 MAY 20 P 1:48
RECEIVED
MONTGOMERY COUNTY

BY THE COURT


P.J.
Thomas A. James, Jr.

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, published on dates listed below, and 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 a 'vertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV700

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, MARCH 25, 2020
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Bear Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an existing iron pin set for a corner on the easterly right-of-way line of Township Route 733 and the northwest corner of lands now or late of Alberson;

Thence along the easterly right-of-way line of Township Route 733 North 22 degrees 18 minutes 35 seconds West 218.44 feet to an iron pin set for a corner;

Thence along lands now or late of Dwight and Eudora Bower North 57 degrees 09 minutes 00 seconds East 230.70 feet to an iron pin set for a corner;

Thence along Parcel No. 3, south 08 degrees 50 minutes 19 seconds east 235.10 feet to an existing iron pin corner;

Thence along lands now or late of Alberson, South 57 degrees 09 minutes 00 seconds West 175.00 feet to an existing iron pin, the place of beginning.

CONTAINING 1.00 acre of lands as shown on a plan of survey of land of Robert and Cecil Grasley, prepared by Peters Consultants, Inc., Professional Land Surveyors on April 15th, 1986, BEING Parcel Number 07 03C 00700.

BEING the same property conveyed to Dana L. Grasley and Tanna Grasley from Raymond F. Grasley and Catherine L. Grasley, his wife, by Deed dated May 13, 1986, and recorded on May 15, 1986, in Book 306 at Page 422.

PROPERTY ADDRESS: 66 VALLEY ROAD, BERMING, PA 18603

UPI/TAX PARCEL NUMBER: 07 03C 00700

Said and taken into execution to be sold as the property of DANA GRASLEY, TANNA GRASLEY, OCCUPANTS GRASLEY in and 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
PHILADELPHIA, PA

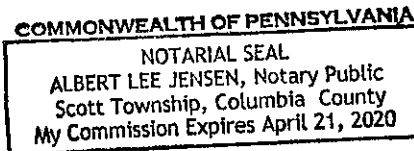
Ad Text: GRASLEY SALE

Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020

James T Micklow

Sworn and subscribed to before me
this 19 day of March 2020.

Albert Lee Jensen
(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.

2020-MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

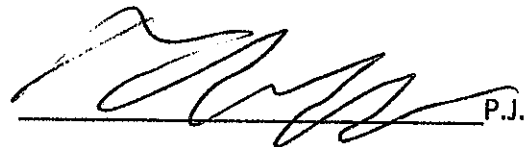
AND NOW, this 20th day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

A handwritten signature in black ink, appearing to be 'Thomas A. James, Jr.', written over a horizontal line. To the right of the signature is the text 'P.J.'.

Thomas A. James, Jr.

FILED
PROthonotary
2020 MAR 20 P 3:15
CLERK OF COURTS
COUNTY OF COLUMBIA

149

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
DANA GRASLEY
TAMARA GRASLEY
OCCUPANTS GRASLEY

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
2929 ARCH STREET
SUITE 1700
PHILADELPHIA, PA 19104

Sheriff's Sale Date: Wednesday, March 25, 2020
Writ of Execution No. : 2019CV700
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 66 VALLEY ROAD, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,542.65
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Total Sheriff Costs	\$2,359.15

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,430.90**

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. DANA & TAMARA GRASLEY

NO. 149-2019 ED

NO. 700-2019 JD

DATE/TIME OF SALE: MARCH 25, 2020 AT 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

700-2019

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>421.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1542.65</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1792.65</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2430.90

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	2/20/20	Time:	9:16
Deputy:	6	Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2019CV700

66 VALLEY ROAD, 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.
DANA GRASLEY (et al.)

Case Number
2019CV700

SHERIFF'S RETURN OF SERVICE

02/20/2020 09:16 AM - DEPUTY MICHAEL TKACH, 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 66 VALLEY ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 20, 2020

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

NOTARY

Affirmed and subscribed to before me this

20TH day of FEBRUARY, 2020



Plaintiff Attorney: PINGUS LAW GROUP, P.C., 2020 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
DANA GRASLEY (et al.)

Case Number
2019CV700

SHERIFF'S RETURN OF SERVICE

01/22/2020 12:09 PM - DEPUTY MICHAEL TKACH, 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: TAMARA GRASLEY AT 66 VALLEY ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 23, 2020

NOTARY

Affirmed and subscribed to before me this

23RD day of JANUARY, 2020

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



Plaintiff Attorney: PINCUS LAW GROUP, P.C., 400 ARCH STREET, SUITE 1700, PHILADELPHIA, PA 19104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
DANA GRASLEY (et al.)

Case Number
2019CV700

SHERIFF'S RETURN OF SERVICE

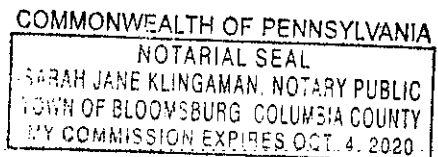
01/22/2020 12:09 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE TAMRA GRASLEY HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DANA GRASLEY AT 66 VALLEY ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

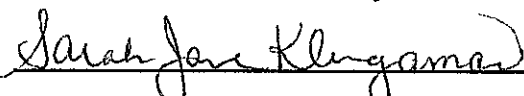
January 23, 2020



NOTARY

Affirmed and subscribed to before me this

23RD day of JANUARY, 2020



Plaintiff Attorney, PINCUS, LAW GROUP, P.C., 300 N. 3RD ST., SUITE 100, PHILADELPHIA, PA 19104

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36502

GRASLEY DANA L & TAMRA
66 VALLEY ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0366 -0422
Location: 66 VALLEY RD
Parcel Id:07 -03C-007-00,000

Assessment: 28,299

Balances as of 02/13/2020

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

Pennsylvania American Water

P.O Box 578, Alton IL 62002
1-800-565-7292

February 7, 2020

Columbia County Sheriff
PO Box 380
Bloomsburg, PA 17815

Account Number: NA
Premise Number: NA
66 Valley Rd Berwick, PA

Dear Counselors,

Thank you for your recent ~~contact~~ with American Water.

This letter is in response to your recent upcoming sheriff sale/demand for balance owed at the above-mentioned premise.

Please note that Pennsylvania American Water does not lien for outstanding water charges at the above-mentioned property. Any unpaid charges are the responsibility of the account holder.

Should you have any questions or concerns, please contact our Customer Service Center at the phone number above. Representatives are available to take your call Monday through Friday between 7am – 7pm local time.

Thank you in advance for your prompt attention this important matter.

Sincerely

American Water Customer Service

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DANA GRASLEY
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Tamara Grasley
Relation:	Wife
Date:	1/22/20
Time:	12:00
Deputy:	6
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GRASLEY, DANA

2019CV700

66 VALLEY ROAD, 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.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TAMARA GRASLEY
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	Def
Date:	1/22/20
Time:	12:09
Deputy:	6
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4		

Service Attempt Notes:

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

GRASLEY, TAMARA

2019CV700

66 VALLEY ROAD, 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.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col.
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 FEINER
Relation:	CLERK
Date:	1/22/2020
Time:	1615
Deputy:	4
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV700 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 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:	DEBBIE MILLER
Relation:	CLERK
Date:	1/22/2020
Time:	1535
Deputy:	4
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV700

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY TREASURER'S OFFICE
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DELUSE POSTON
Relation:	CLERK
Date:	1/22/2020
Time:	1538
Deputy:	4
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TREASURER'S OFFICE
2019CV700
11 WEST MAIN 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.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRIAR CREEK TOWNSHIP
Primary Address:	150 MUNICIPAL ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Amy Evans		
Relation:	Secretary		
Date:	1/22/20	Time:	12:22
Deputy:	6	Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BRIAR CREEK TOWNSHIP

2019CV700

150 MUNICIPAL ROAD, 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.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANTS GRASLEY
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Tamara Grasley		
Relation:	Occupant		
Date:	1/22/20	Time:	12:09
Deputy:	6	Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GRASLEY, OCCUPANTS

2019CV700

66 VALLEY ROAD, 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.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	149
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SCHOOL DISTRICT
Primary Address:	500 LINE STREET Berwick, PA 18603
Phone:	570-759-2118
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Kerry W Canouse
Relation:	Receptionist
Date:	1/22/20
Time:	11:52
Deputy:	6
Mileage:	

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SCHOOL DISTRICT

2019CV700

500 LINE STREET, 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 01/22/20

Account:

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

Ad ID: 1189566
Description: GRASLEY SALE
Run Dates: 03/04/20 to 03/18/20
Class: 2
Agate Lines: 237
Blind Box:

Total Ad Cost \$1,542.65
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/04/20	03/18/20	3	\$1,542.65

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV700

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, MARCH 25, 2020
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an existing iron pin set for a corner on the easterly right-of-way line of Township Route 733 and the northwest corner of lands now or late of Albertson;

Thence along the easterly right-of-way line of Township Route 733, North 22 degrees 18 minutes 35 seconds West 218.44 feet to an iron pin set for a corner;

Thence along lands now or late of Dwight and Eudora Bower North 57 degrees 09 minutes 00 seconds, East 230.70 feet to an iron pin set for a corner;

Thence along Parcel No. 3, south 08 degrees 50 minutes 19 seconds east 235.10 feet to an existing iron pin corner;

Thence along lands now or late of Albertson, South 57 degrees 09 minutes 00 seconds West 175.00 feet to an existing iron pin, the place of beginning.

CONTAINING 1.00 acre of lands as shown on a plan of survey of land of Robert and Cecil Grasley, prepared by Peters Consultants, Inc., Professional Land Surveyors in April 1986, BEING Parcel Number 07 03C00700

BEING the same property conveyed to Dana L. Grasley and Tamra Grasley from Raymond R. Grasley and Catherine E. Grasley, his wife, by Deed dated May 13, 1986, and recorded on May 15, 1986, in Book 366 at Page 422.

PROPERTY ADDRESS: 66 VALLEY ROAD, BERWICK, PA 18603

UPI/TAX PARCEL NUMBER: 07 03C 00700

Seized and taken into execution to be sold as the property of DANA GRASLEY, TAMARA GRASLEY, OCCUPANTS GRASLEY in suit of THE BANK OF NEW YORK MELLON.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
PHILADELPHIA, PA

Tamra or Tamara

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)

Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

E-mail: pfanelli@pincuslaw.com

nlabletta@pincuslaw.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-8 c/o
NEWREZ LLC f/k/a NEW PENN
FINANCIAL, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING
P.O. Box 10826-0826
Greenville, SC 29630-0826

Plaintiff,

v.

DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA

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:

66 Valley Road
Berwick, PA 18603

Amount Due	\$158,994.39
Interest from 7/20/19 to 4/29/20 at \$9.26 <i>per diem</i>	<u>\$ 2,639.10</u>
TOTAL DUE	\$161,633.49
Plus costs as endorsed	

Dated: 12/31/2019

Barbara N. Silvetti 188
Barbara N. Silvetti, Office of the Prothonotary

(SEAL)

Stephen J. Tracy
Clerk

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON *f/k/a* THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES
2007-8 c/o NEWREZ LLC *f/k/a* NEW PENN FINANCIAL, LLC *d/b/a* SHELLPOINT MORTGAGE
SERVICING

vs.

DANA L. GRASLEY AND TAMRA GRASLEY

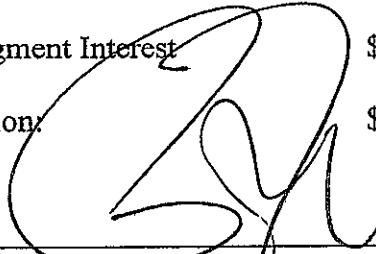
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs: \$ _____

Judgment Fee: \$158,994.39

Post Judgment Interest \$ 2,639.10

Satisfaction: \$ _____


By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

Where papers may be served:

66 Valley Road
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
GRASLEY, DANA (et al.)

Case Number
2019CV700

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

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

Attorney / Originator:

Name: PINCUS LAW GROUP PLLC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2019CV700

66 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

Grasley

LEGAL DESCRIPTION

No. 2019-CV-700

Tax Parcel: 07 03C00700

Judgment: \$158,994.39

Attorney: Paul J. Fanelli & Nicole LaBletta

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an existing iron pin set for a corner on the easterly right-of-way line of Township Route 733 and the northwest corner of lands now or late of Albertson;

Thence along the easterly right-of-way line of Township Route 733, North 22 degrees 18 minutes 35 seconds West 218.44 feet to an iron pin set for a corner;

Thence along lands now or late of Dwight and Eudora Bower North 57 degrees 09 minutes 00 seconds East 230.70 feet to an iron pin set for a corner;

Thence along Parcel No. 3, south 08 degrees 50 minutes 19 seconds east 235.10 feet to an existing iron pin corner;

Thence along lands now or late of Albertson, South 57 degrees 09 minutes 00 seconds West 175.00 feet to an existing iron pin, the place of beginning.

CONTAINING 1.00 acre of lands as shown on a plan of survey of Land of Robert and Cecil Grasley, prepared by Peters Consultants, Inc., Professional Land Surveyors in April 1986.

BEING Parcel Number 07 03C00700

BEING the same property conveyed to Dana L. Grasley and Tamra Grasley from Raymond R. Grasley and Catherine E. Grasley, his wife, by Deed dated May 13, 1986, and recorded on May 15, 1986, in Book 366 at Page 422.

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 all amounts owed and reasonable attorney's fees. To find out how much you must pay, you may call 484-575-2201.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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

5. 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 484-575-2201.
6. 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.
7. 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 484-575-2201.
8. 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.
9. 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.
10. 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 the Schedule of Distribution is filed.
11. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

E-mail: pfanelli@pincuslaw.com
nlabletta@pincuslaw.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-8 c/o
NEWREZ LLC f/k/a NEW PENN
FINANCIAL, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING
P.O. Box 10826-0826
Greenville, SC 29630-0826

Plaintiff,

v.

DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700
Writ No. 2019-ED-149

FILED
PROTHONOTARY
2020 JAN 14 P 1:02
CLERK OF COURTS OF
COUNTY OF COLUMBIA

CIVIL ACTION - MORTGAGE
FORECLOSURE

CERTIFICATE OF SERVICE

The undersigned verifies, subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities, that a true and correct copy of the Praecepto to Supplement/Attach the Amended Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P.3129.2 was sent to the below referenced Defendants by first class United States mail, postage pre-paid on January 13, 2020.

Dana L. Grasley
66 Valley Road

Berwick, PA 18603

and

Tamra Grasley
66 Valley Road
Berwick, PA 18603

PINCUS LAW GROUP, PLLC

Dated: 1/3/2020

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

EXHIBIT “A”

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)

Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

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DANA L. GRASLEY
66 Valley Road
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66 Valley Road
Berwick, PA 18603

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2020 JAN 14 P 1:02
CLERK OF COURTS OF
COUNTY OF COLUMBIA

CIVIL ACTION - MORTGAGE
FORECLOSURE

**AMENDED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
PURSUANT TO Pa. R.C.P. 3129.2**

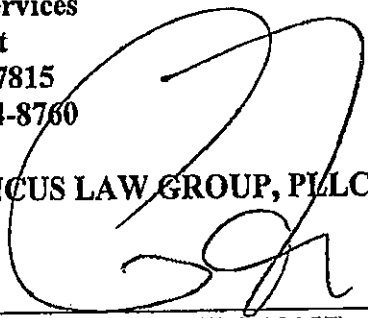
TO: All Parties in Interest and Claimants

OWNER(S): Dana L. Grasley and Tamra Grasley

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (570) 784-8760

PINCUS LAW GROUP, PLLC

Dated: 1/13/2020


By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)

Nicole LaBletta (202194)

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Attorneys for Plaintiff

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CIVIL ACTION - MORTGAGE
FORECLOSURE

**AMENDED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
PURSUANT TO Pa. R.C.P. 3129.2**

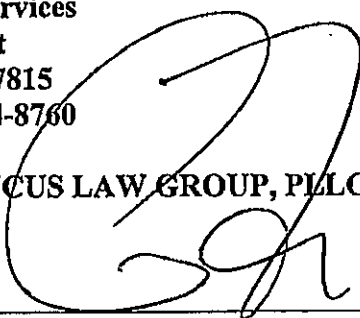
TO: All Parties in Interest and Claimants

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North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (570) 784-8760

PINCUS LAW GROUP, PLLC

Dated: 1/13/2020


By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

PLAINTIFF/SELLER: The Bank of New York Mellon *f/k/a* The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 c/o NewRez LLC *f/k/a* New Penn Financial, LLC *d/b/a* Shellpoint Mortgage Servicing

DEFENDANT(S): Dana L. Grasley and Tamra Grasley

PROPERTY: 66 Valley Road, Berwick, PA 18603

IMPROVEMENTS: Residential with Buildings

UPI/PROPERTY ID: 07 03C00700

JUDGMENT AMOUNT: \$158,994.39

COUNTY: Columbia

DOCKET NO.: 2019-CV-700

The above-captioned property is scheduled to be sold at Sheriff's Sale on **March 25, 2020** at 9:00 a.m. in the Sheriff's Office, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

THE PROPERTY TO BE SOLD is described in detail in a metes and bounds description attached hereto.

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

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.

(THIS PORTION OF THE PAGE IS LEFT INTENTIONALLY BLANK)

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: Jan. 22nd 2020

Re: Sheriff's Sale Advertising Dates

The Bank of New York Mellon vs. Dana L. & Tamra Grasley

No. 149 of 2019 E.D. and No. 700 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4th

2nd Week March 11th

3rd Week March 18th

SALE DATE: March 25, 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV700

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, MARCH 25, 2020
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an existing iron pin set for a corner on the easterly right-of-way line of Township Route 733 and the northwest corner of lands now or late of Albertson;

Thence along the easterly right-of-way line of Township Route 733, North 22 degrees 18 minutes 35 seconds West 218.44 feet to an iron pin set for a corner;

Thence along lands now or late of Dwight and Eudora Bower North 57 degrees 09 minutes 00 seconds East 230.70 feet to an iron pin set for a corner;

Thence along Parcel No. 3, south 08 degrees 50 minutes 19 seconds east 235.10 feet to an existing iron pin corner;

Thence along lands now or late of Albertson, South 57 degrees 09 minutes 00 seconds West 175.00 feet to an existing iron pin, the place of beginning.

CONTAINING 1.00 acre of lands as shown on a plan of survey of Land of Robert and Cecil Grasley, prepared by Peters Consultants, Inc., Professional Land Surveyors in April 1986.
BEING Parcel Number 07 03C00700

BEING the same property conveyed to Dana L. Grasley and Tamra Grasley from Raymond R. Grasley and Catherine E. Grasley, his wife, by Deed dated May 13, 1986, and recorded on May 15, 1986, in Book 366 at Page 422.

PROPERTY ADDRESS: 66 VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07 03C 00700

Seized and taken into execution to be sold as the property of DANA GRASLEY, TAMARA GRASLEY, OCCUPANTS GRASLEY 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:
PINCUS LAW GROUP PLLC
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Parcel # 07 03 C 00700
Brian Creek Twp.

REAL ESTATE OUTLINE

ED # 2019 ED149

DATE RECEIVED 12-31-2019
DOCKET AND INDEX 2019 CV 700

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>3018</u>

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

SALE DATE ?? March 25 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>3-4-2020</u>
2 ND WEEK	<u>3-11-2020</u>
3 RD WEEK	<u>3-18-2020</u>

1-13-2020
x Waiting for
amended



2929 Arch Street, Suite 1700
Philadelphia, PA 19104
Phone: 484-575-2201
Fax: 516-279-6990
www.pincuslaw.com
Licensed in NY, NJ, FL, PA

December 30, 2019

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

March
25th

Re: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 c/o NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. Dana L. Grasley, et al.

**Columbia County Court of Common Pleas Docket No. 2019-CV-700
Pincus File No. 12032018.43108**

Dear Sir or Madam:

Our office would like to list the above captioned matter for the Sheriff's Sale on April 29, 2020. Enclosed please find the following in regards to the request:

- A check in the amount of 1,350.00 made payable to the Columbia County Sheriff's Department
- One copy of the Affidavit of Service of Sheriff's Sale Notice Pursuant to Pa.R.C.P. 3129.1
- One copy Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129.2
- One Copy of the Writ of Execution

Please complete posting of the Handbill on the f
Dana L. Grasley
66 Valley Road
Berwick, PA 18603

Tamra Grasley
66 Valley Road
Berwick, PA 18603

Once service has been completed, please r
provided.

Should you have any questions or concern
or 484-575-2201. Thank you for your prompt attention.

FASTLINE.COM

Waiting
for Amended

Notice

ed envelope I have

jones@pincuslaw.com

Very truly yours,

Erin Jones, Paralegal

PINCUS LAW GROUP, PLLC

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

E-mail: pfanelli@pincuslaw.com

nlabletta@pincuslaw.com

Attorneys for Plaintiff



THE BANK OF NEW YORK MELLON f/k/a
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-8 c/o NEWREZ
LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a
SHELLPOINT MORTGAGE SERVICING
P.O. Box 10826-0826
Greenville, SC 29630-0826

Plaintiff,

v.

DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF COLUMBIA
COUNTY

NO. 2019-CV-700

2019 - ED - 149

CLERK OF COURT
COUNTY OF COLUMBIA
2019 DEC 31 PM 2:14

CIVIL ACTION - MORTGAGE
FORECLOSURE

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)**

TO THE OFFICE OF THE PROTHONOTARY:

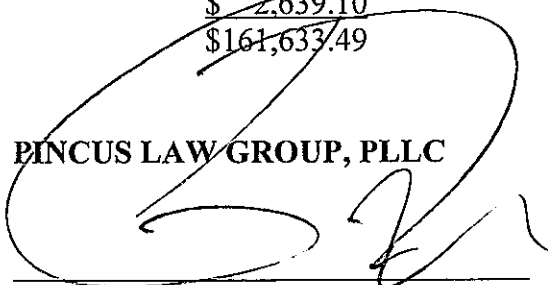
Kindly issue a writ of execution in the above matter:

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Amount Due	\$158,994.39
Interest from 7/20/19 to 4/29/20	
at \$9.26 <i>per diem</i>	\$ 2,639.10
TOTAL DUE	\$161,633.49
Plus costs as endorsed	

PINCUS LAW GROUP, PLLC

Dated: 12/30/19

By: 
Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

2019 DEC 31 PM 6:15
CLERK OF COURT
COUNTY OF COLO.

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)

Nicole LaBletta (202194)

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Philadelphia, PA 19104

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Attorneys for Plaintiff

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f/k/a THE BANK OF NEW YORK, AS
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CERTIFICATES, SERIES 2007-8 c/o
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FINANCIAL, LLC d/b/a SHELLPOINT
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Plaintiff,

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66 Valley Road
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and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

2019 - ED - 149

CIVIL ACTION - MORTGAGE
FORECLOSURE

CLAIM FOR EXEMPTION

TO THE SHERIFF:

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

1. From my personal property in my possession which has been levied upon,

A. I desire that my \$300 statutory exemption be

[] (1) set aside in kind (specify property to be set aside in kind);

[] (2) paid in cash following the sale of the property levied upon;
B. I claim the following exemption (specify property and basis of exemption):_____.

2. From my property which is in the possession of a third party, I claim the following exemptions:

A. My \$300 statutory exemption:

[] in cash;

[] in kind (specify property):_____

B. Social Security benefits on deposit in the amount of \$_____

C. Other (specify amount and basis of exemption):_____

I request a prompt hearing to determine the exemption. Notice of the hearing should be given to Defendants, Dana L. Grasley and Tamra Grasley, at 66 Valley Road, Berwick, PA 18603

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

Date:_____ Defendant(s):_____

Address:_____

City, Zip:_____

THIS CLAIM TO BE FILED WITH: **Office of the Sheriff
Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
570-389-5622**

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

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

Under paragraph (3) of the Writ, the Sheriff may, as under prior practice, add as a garnishee any person not named in this Writ who may be found in possession of property of the Defendants.

See Rule 3111(s). For limitations on the power to attach tangible personal property, see Rule 3108(a).

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 STATUTORY EXEMPTION.
2. BIBLES, SCHOOL BOOKS, SEWING MACHINES, UNIFORMS AND EQUIPMENT.
3. MOST WAGES AND UNEMPLOYMENT COMPENSATION.
4. SOCIAL SECURITY BENEFITS.
5. CERTAIN RETIREMENT FUNDS AND ACCOUNTS.
6. CERTAIN VETERAN AND ARMED FORCES BENEFITS.
7. CERTAIN INSURANCE PROCEEDS.

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

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Attorneys for Plaintiff

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Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

2019 - ED - 149

CIVIL ACTION - MORTGAGE
FORECLOSURE

**AFFIDAVIT OF SERVICE OF SHERIFF'S SALE NOTICE
PURSUANT TO Pa.R.C.P. 3129.1**

Paul J. Fanelli, of Pincus Law Group, PLLC, attorneys for Plaintiff in the above captioned action, sets forth as of the date the praecipe for writ of execution was filed, the following information concerning the real property located at 66 Valley Road, Berwick, PA 18603, as more fully described in the property description attached hereto and made a part hereof.

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


PINCUS LAW GROUP, PLLC

Dated: 12/30/19

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

PINCUS LAW GROUP, PLLC

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Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

2019 - ED - 149

CIVIL ACTION - MORTGAGE
FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
PURSUANT TO Pa. R.C.P. 3129.2**

TO: All Parties in Interest and Claimants

OWNER(S): Dana L. Grasley and Tamra Grasley

PLAINTIFF/SELLER: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee

for the Certificateholders of the CWABS, Inc., Asset-Backed
Certificates, Series 2007-8 c/o NewRez LLC *f/k/a* New Penn Financial,
LLC *d/b/a* Shellpoint Mortgage Servicing

DEFENDANT(S): Dana L. Grasley and Tamra Grasley
PROPERTY: 66 Valley Road, Berwick, PA 18603
IMPROVEMENTS: Residential with Buildings
UPI/PROPERTY ID: 07 03C00700
JUDGMENT AMOUNT: \$158,994.39
COUNTY: Columbia
DOCKET NO.: 2019-CV-700

The above-captioned property is scheduled to be sold at Sheriff's Sale on **April 29, 2020** at 9:00 a.m. in a Courtroom or Sheriff's Office to Be Announced, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

THE PROPERTY TO BE SOLD is described in detail in a metes and bounds description attached hereto.

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

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.

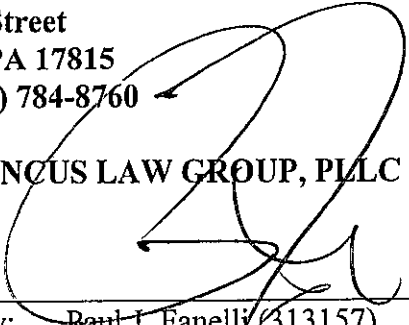
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North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (570) 784-8760

PINCUS LAW GROUP, PLLC

Dated: _____

12/30/19

By:  Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)

Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

E-mail: pfanelli@pincuslaw.com

nlabletta@pincuslaw.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-8 c/o
NEWREZ LLC f/k/a NEW PENN
FINANCIAL, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING
P.O. Box 10826-0826
Greenville, SC 29630-0826

Plaintiff,

v.

DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

CERTIFICATION TO THE SHERIFF

Address of the Property or Premises:

Book & Writ Number

66 Valley Road
Berwick, PA 18603

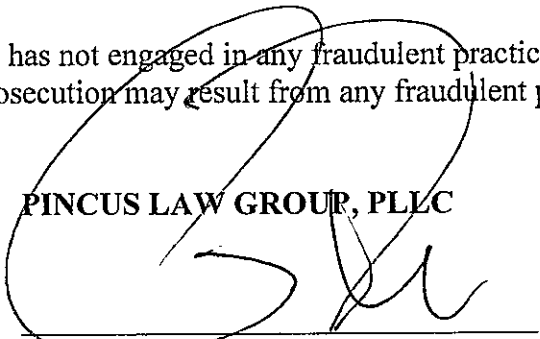
This certifies that the 3129 Affidavit for the above-mentioned property is correct, complete, accurate and current to the date of filing the praecipe for writ of execution. This certifies that the Attorney on the Writ will indemnify the Sheriff of the County of Columbia for any costs and/or claims arising out of any and all inaccuracies in, and/or failure to cure in said 3129 affidavit, and further **Fraudulent practice(s) on the part of the Plaintiff shall invalidate the sale.**

I further certify that my client, the plaintiff, has not engaged in any fraudulent practices with regards to these particular mortgages. Criminal prosecution may result from any fraudulent practices with regards to these particular mortgages.

PINCUS LAW GROUP, PLLC

Dated: _____

12/30/19

By:  _____
Paul J. Fanelli (313157)
Nicole LaBletta (202194)

Attorneys for Plaintiff

PINCUS LAW GROUP, PLLC

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Plaintiff,

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66 Valley Road
Berwick, PA 18603

and

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66 Valley Road
Berwick, PA 18603

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COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

Paul J. Fanelli, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff in the above-captioned matter, and that to the best of his knowledge, information and belief, the last known address of Defendants, Dana L. Grasley and Tamra Grasley, is as follows:

66 Valley Road
Berwick, PA 18603

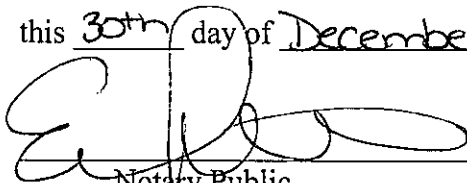

PINCUS LAW GROUP, PLLC

Dated: 12/30/19

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

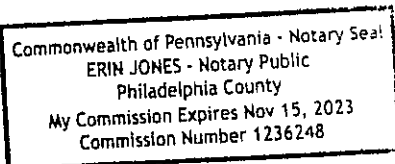
Sworn to and subscribed before me

this 30th day of December, 2019.



Notary Public

My Commission Expires: 11/15/23



PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

E-mail: pfanelli@pincuslaw.com
nlabletta@pincuslaw.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
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Plaintiff,

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DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

Paul J. Fanelli of Pincus Law Group, PLLC, hereby certifies that he is the attorney for the Plaintiff in the above-captioned matter, and verifies the following facts to the best of his knowledge, information and belief:

1. Defendant Dana L. Grasley is an adult individual over 18 years of age, whose last known address to Plaintiff is 66 Valley Road, Berwick, PA 18603.

2. Inquiry has been made with the Department of Defense and it has been determined that Defendant Dana L. Grasley is not in the Military or Naval Service of the United States or its Allies, and/or does not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C. App. § 501.

3. Defendant Tamra Grasley is an adult individual over 18 years of age, whose last known address to Plaintiff is 66 Valley Road, Berwick, PA 18603.

4. Inquiry has been made with the Department of Defense and it has been determined that Defendant Tamra Grasley is not in the Military or Naval Service of the United States or its Allies, and/or does not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C. App. § 501.

5. The undersigned understands that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

PINCUS LAW GROUP, PLLC

Dated: 12/30/19

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

Sworn to and subscribed before me

this 30th day of December, 2019.

[Signature]
Notary Public

My Commission Expires: 11/15/23

Commonwealth of Pennsylvania - Notary Seal
ERIN JONES - Notary Public
Philadelphia County
My Commission Expires Nov 15, 2023
Commission Number 1236248

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

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E-mail: pfanelli@pincuslaw.com
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Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
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Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment),

(THIS PORTION OF THE PAGE IS LEFT INTENTIONALLY BLANK)

without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


PINCUS LAW GROUP, PLLC

Dated: 12/30/19

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)

Nicole LaBletta (202194)

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Philadelphia, PA 19104

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Attorneys for Plaintiff

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Greenville, SC 29630-0826

Plaintiff,

v.

DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

2019 - ED - 149

CIVIL ACTION - MORTGAGE
FORECLOSURE

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3101.2

COMMONWEALTH OF PENNSYLVANIA

:

:

SS.

COUNTY OF PHILADELPHIA

:

The undersigned attorney on the Writ of Execution hereby verifies that the Mortgage on the real property located at 66 Valley Road, Berwick, PA 18603 (the "Property") was given by the Defendants, Dana L. Grasley and Tamra Grasley, on May 9, 2007 in the original principal amount of \$135,000.00,

which Mortgage was recorded on June 25, 2007 in the Office of the Recorder of Deeds of Columbia County as Instrument No. 200706409.

The Mortgage covers the real property against which the Plaintiff seeks execution, and the Plaintiff intends to proceed against said real property in this action in accordance with Section 9604 of the Pennsylvania Uniform Commercial Code and Pa.R.C.P. No. 3101.2.

PINCUS LAW GROUP, PLLC

Dated: 12/30/19

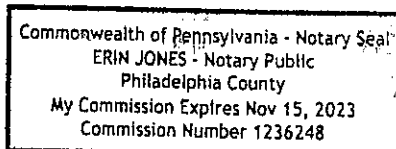
By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

Sworn to and subscribed before me

this 30th day of December, 2019.

[Signature]
Notary Public

My Commission Expires: 11/15/23



PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

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nlabletta@pincuslaw.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
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66 Valley Road
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66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY:

1. The judgment entered in the within captioned matter is based on an action in Mortgage Foreclosure.
2. Defendants, Dana L. Grasley and Tamra Grasley, own the property exposed to sale.

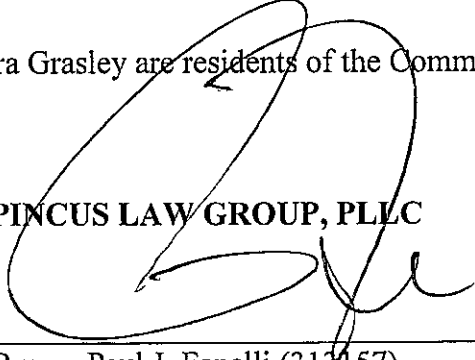
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3. Defendants Dana L. Grasley and Tamra Grasley are residents of the Commonwealth of Pennsylvania.

PINCUS LAW GROUP, PLLC

Dated: _____

12/30/19


By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff



2929 Arch Street, Suite 1700
Philadelphia, PA 19104
Phone: 484-575-2201
Fax: 516-279-6990
www.pincuslaw.com
Licensed in NY, NJ, FL, PA

January 6, 2020

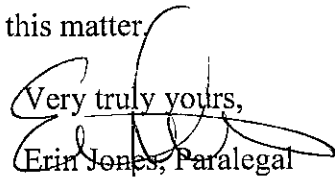
Columbia County Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 c/o NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. Dana L. Grasley, et al.
Columbia County Court of Common Pleas Docket No. 2019-CV-700
Pincus File No. 12032018.43108

Dear Sir or Madam:

Pursuant to the telephone conversation this morning, enclosed please find the original documents that were returned with our writ of execution package.

Should you have any questions or concerns, please do not hesitate to contact me at ejones@pincuslaw.com or 484-575-2201. Thank you for your prompt attention to this matter.

Very truly yours,

Erin Jones, Paralegal
PINCUS LAW GROUP, PLLC

PINCUS LAW GROUP, PLLC

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Facsimile: 516-279-6990

E-mail: pfanelli@pincuslaw.com
nlabletta@pincuslaw.com

Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-8 c/o
NEWREZ LLC f/k/a NEW PENN
FINANCIAL, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING
P.O. Box 10826-0826
Greenville, SC 29630-0826

Plaintiff,

v.

DANA L. GRASLEY
66 Valley Road
Berwick, PA 18603

and

TAMRA GRASLEY
66 Valley Road
Berwick, PA 18603

Defendants.

COURT OF COMMON PLEAS OF
COLUMBIA COUNTY

NO. 2019-CV-700

CIVIL ACTION - MORTGAGE
FORECLOSURE

**AFFIDAVIT OF SERVICE OF SHERIFF'S SALE NOTICE
PURSUANT TO Pa.R.C.P. 3129.1**

Paul J. Fanelli, of Pincus Law Group, PLLC, attorneys for Plaintiff in the above captioned action, sets forth as of the date the praecipe for writ of execution was filed, the following information concerning the real property located at 66 Valley Road, Berwick, PA 18603, as more fully described in the property description attached hereto and made a part hereof.

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

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
Dana L. Grasley	66 Valley Road Berwick, PA 18603	
Tamra Grasley	66 Valley Road Berwick, PA 18603	

2. Name and address of defendants in the judgment:

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
Dana L. Grasley	66 Valley Road Berwick, PA 18603	
Tamra Grasley	66 Valley Road Berwick, PA 18603	

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

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 c/o NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing	P.O. Box 10826-0826 Greenville, SC 29630-0826	

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

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 c/o NewRez, LLC f/k/a New Penn Financial d/b/a Shellpoint Mortgage Servicing	P.O. Box 10826-0826 Greenville, SC 29630-0826	

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

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
None.		

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

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex Bloomsburg, PA 17815	
Columbia County Treasurer's Office	11 West Main Street Bloomsburg, PA 17815	
Briar Creek Township c/o Columbia County Tax Office	P.O. Box 380 Bloomsburg, PA 17815	
Briar Creek Township	150 Municipal Road Berwick, PA 18603	
Berwick Area School District	500 Line Street Business Office Berwick, PA 18603	
Pennsylvania American Water Company	852 Wesley Drive Mechanicsburg, PA 17055	

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 (i.e. Tenants):

<u>Name</u>	<u>Address</u>	(If address cannot be reasonably ascertained, please so indicate.)
Tenant	66 Valley Road Berwick, PA 18603	

(THIS PORTION OF THE PAGE IS LEFT INTENTIONALLY BLANK)

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


PINCUS LAW GROUP, PLLC

Dated: 12/30/19

By: Paul J. Fanelli (313157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

Document Receipt

Trans #	17584	Carrier / service:	USPS Server	First-Class Mail®	1/22/2020 12:00:00 AM
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Ship to:

PENNSYLVANIA AMERICAN WATER
COMPANY

852 WESLEY DRIVE

Tracking #: 71901140006000171264

Doc Ref #: 2019ED149

Postage 5.6000

MECHANICSBUR PA 17055

G

Document Receipt

Trans #	17583	Carrier / service:	USPS Server	First-Class Mail®	1/22/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000171257

Doc Ref #: 2019ED149

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17583	Carrier / service:	USPS Server	First-Class Mail®	1/22/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000171257

Doc Ref #: 2019ED149

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171226

Doc Ref #: 2019ED149

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17581	Carrier / service:	USPS Server	First-Class Mail®	1/22/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000171233

Doc Ref #: 2019ED149

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17582	Carrier / service:	USPS Server	First-Class Mail®	1/22/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000171240
Doc Ref #:	2019ED149
Postage	5.6000

KING OF PA 19406
PRUSSIA

PAPER CONTAINS TONER ADHESION PROPERTIES
 DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

PINCUS
LAW GROUP, PLLC
 OPERATING ACCOUNT
 425 RXR PLAZA
 UNIONDALE, NY 11556

BNB Bank
 387 MAIN STREET
 HUNTINGTON, NY 11743
 www.bnbbank.com

50-668/214

3018


December 23, 2019

PAY TO THE ORDER OF
 Columbia County Sheriff's Department
 One Thousand Three Hundred Fifty and 00/100

MEMO

12032018.43108/Grasley/Sheriff's Sale Deposit

\$ 1,350.00
 DOLLARS

AUTHORIZED SIGNATURE


DETAILS ON BACK
 SECURITY FEATURES INCLUDED

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT
 TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW

⑈003018⑈ ⑆021406667⑆ 3600001089⑈