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

DATE	CATEGORY	МЕМО	CHK#	DEBIT	CREDIT
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

PAYANCE (01/45)

\$2,164.15

\$1,350.00

TOTAL BALANCE: \$(814.15)

 Printed:
 7/16/2020
 2:04:12PM
 (c) CountySuite Sheriff, Teleosoft, Inc.
 Page 1 of 1



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.

Columba 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,

PINCUS LAW GROUP, PLLC

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

THE BANK OF NEW YORK THE BANK OF NEW YORK FOR THE CERTIFICATEHO CWABS, INC., ASSET-BAC CERTIFICATES, SERIES 20 LLC f/k/a NEW PENN FINA SHELLPOINT MORTGAGE	X, AS TRUSTEE OLDERS OF THE CKED 007-8 c/o NEWREZ NCIAL, LLC d/b/a	NO. 2019-CV-700 Writ No. 2019-ED-149	700 110 110 110 110 110 110 110 110 110	2020 JUL - 7 A II:	
v.				_0	
DANA L. GRASLEY and TAMRA GRASLEY					
	Defendants.	CIVIL ACTION - MORTO FORECLOSURE	GAGE		

ORDER

AND NOW, this day of Job, 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 COLIRT:

J.

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

Result OK: Communication 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 1-FAX: Internet Fax ORG: Original Size

TIMOTHY T. CHAMBERLAIN

PHONE (970) 389-5622 24 HOUR PHONE (570) 284 6300

7 - 15 - 2020 NO. OF PAGES INCLUDING OS INSTRUMENCE NUMBER:	COVER
	Grovien.
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🗆 please reply	□ PLEASE RECYCLE

Dana: Tamra Grasley Sale

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

FA	CSIMILE TRANSMITTAL SHEET
TO: Pincus	FROM: Sarah
COMPANY:	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 DOC OFFICE. IF YOU HAVE A PLEASE CALL 570.389.5622.'	UMENTS FROM THE COLUMBIA COUNTY SHERIFF'S NY QUESTIONS CONCERNING THESE DOCUMENTS, THANK YOU.

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/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

HI-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 Tr.

BOCKER OF COUNTY

2020 JUL 14 P 12:38

FROTHOWOTARY

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-3622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 F4 t: '570' 389-5625

24 HOUR PHONE (570) 784-6300

]	FACSIMILE TRANSMI	TTAL SHEET	
COMPANY:	ıcus	FROM	<u> Columbia</u> (b
FAX NUMBER:	3770	DATE- TOTAL	5.21.202	
PHONE NUMB	6-279-60 ER:		R'S REFERENCE NUMBER:	
RE Sher	iff Sale	YOUR	reference number:	
U URGENT		□ please comment	O please reply	☐ please recycle
NOTES/COMME ATTAC OFFICE. II	HED ARE DO	CUMENTS FROM TH	E COLUMBIA CO	DUNTY SHERIFF'S

OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS,

PLEASE CALL 570.389.5622. THANK YOU.

TX Result Report

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 Fcode : F-Code BUL : Bulletin 1-FAX : Internet Fax ORG : Original Size

HERIFF OF COLUMBIA COUNT

PHONE (570) \$64-3622

24 HOUR PHON

	
	dile transmittal sheet
FINCUS	Columbia Co
PAN SANSEL	5.21.2020
516-279-6990 PHONE NUMBER	TOTAL NO. OF PAGES INCLUDING COVER.
	SENDER'S REFERENCE NUMBER.
*Sheriff Sale	YOUR REFERENCE NUMBER:
□ URGENT □ POR REVIEW □ P	eease reply. □ please reply. □ please recycle
NOTES/COMMENTS ATTACHED ARE DOCUME, OFFICE, IF YOU HAVE ANY C PLEASE CALL 570.389.5622, THAN	NTS FROM THE COLUMBIA COUNTY SHERIFP'S QUESTIONS CONCERNING THESE DOCUMENTS, VK YOU.





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/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#/-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.

2020 WAY 20 P 1: 48

VAATONOHI CSP

BY THE COURT

Thomas A. James Jr.

P.J.

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 tvertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFFS SALE	ALT 4 CONSTRUCTO
By Virtue of a Writ of Execution (Mongage Fereclasure) No. 2019CV700	Ad Text: GRASLEY SALE
Issued out of the Count of Common Placs of Columbia County, Permaylocale and so me directed, I will expose the following described property at cubic sale at the Columbia County County and the instrument of County County of Columbia Commonwealth of Permaylerian on	Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020
WEDNESDAY, MARCH 25, 2020 AT 9:00 O'CLOCK A.M.	\sim
All princis is interest and deliments are fact he matified that a proposed schedule of distribution will be on the in the Sheet's Office not lear in their (20) degrabe the date of this sale of eny property sold instruction, and distribution of the proceeds will be made in accordance with the schedule that (10) days after sold filting unless acceptions or fact with the Sheet's Office prior feature.	James Much
ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Briar Chick, County of Columbia and Sizato of Permaylvania bounded and described as follows, towit	
BEGINNING at an existing upon pin set for a corner on the easterly right of hway line of Township Route 733 and the northwest corner of lands now or late of Albertson.	Sworn and subscribed to before me
Thence along the easterly right-of-way line of Toyrish p Route 733, North 22 degrees 18 minutes 35 seconds West 218.44 feet to an iron par set for a corner.	this <u>19</u> day of <u>March</u> 20 <u>20</u> .
Thence along lands no vor late of Dwight and Eudoro Bower North 57 degrees 09 mar- utes 60 seconds. East 230,70 feet to an ron pin set for a camer;	$\Omega L + L \Lambda$
Themse along Parcel No. 3, south 08 degrees 50 minutes 19 seconds east 235.10 feet to an existing iron pin comer,	albert 100 lensen
Thence along lands now or late of Albertson, South 57 degrees 09 minutes 00 seconds. West 176:00 feet to an existing iron pin, the place of byginning.	(Notary Public)
CONTAINING 100 care of lands as shown on a plan of survey of land of Robert and Ceal Gooley, preprinted by Poters Consultants, Inc., Professional Land Surveyors in Agril 1986 BEING Presid Number 07 (300) 0700	
BENG the same property conveyed to Date L. Gradey and Tanna Gradey from Ray- mond R. Gradey and Catherine E. Gradey, his wike, by Doed dated May 13, 1866, and recorded on May 15, 1986, in Book 366 at Page 422.	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL
PROPERTY ADDRESS: 66 VALLEY ROAD, BERWICK, PA 18603	ALBERT LEE JENSEN, Notary Public
UR/TAX PARCEL NUMBER 07 03C 00700	Scott Township, Columbia County
Second and taken into execution to be sold as the property of DANA GRASLEY, TAMPA GRASLEY, OCCUPANTS GRASLEY in suit of THE BANK OF NEW YORK MELON.	My Commission Expires April 21, 2020
TERMS OF SALE MINIMUM PRYMENT AT TIME OF SALE The greater of bin (1CA) worst of the bit price or coots (opporing bild of sale). Minimum payment is to be paid in cost control direct or copied thack at or not of sale REMANING BLAUNCE OF BOILD CONTROL OF SALES OF SALES. THE CONTROL OF SALES OF	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.
TIMO THY T CHAMBERLAIN. Sharift OOLUMBA COUNTY, Pennsylvania PRICUSI AW GROUP PLIC PHILADELPHA, PA	

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

Thomas A. James, Jr.

COUNTY OF COLUMN 3: 15

149

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



vs.

Earl D. Mordan, Jr. Chief Deputy

Plaintiff

THE BANK OF NEW YORK MELLON

<u>Defendant</u>

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

	Grand Total:	\$2,430.90
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
istribution Costs		
	Total Sheriff Costs	\$2,359.15
Surcharge		\$130.00
Tax Claim Search		\$5.00
Notary Fee		\$15,00
Copies		\$6.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$180.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,542.65
Posting Handbill		\$15.00
Mailing Costs		\$24.00
Levy		\$15.00 \$15.00
Docketing		\$15.00
Advertising Sale Bills & Copies Crying Sale		\$17.50 \$10.00
Advertising Sale (Newspaper)		\$15.00 \$17.50

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 & T	TAMARA GRASLEY
NO. 149-2019 ED	NO.	700-2019	JD
DATE/TIME OF SALE: MARCH 25,	, 2020 <i>A</i>	AT 9:00 AM	
BID PRICE (INCLUDES COST)	\$	-	_
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		_
MISC. COSTS	\$		_
TOTAL AMOUNT NEEDED TO PURCH	HASE		\$
PURCHASER(S):			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			No.
		1	· · · · · · · · · · · · · · · · · · ·
TOTAL DUE:			\$
LESS DEPOSIT:			\$
DOWN PAYMENT	Γ:		\$
TOTAL DUE IN 8	DAYS		\$

700-2019

SHERIFF'S SALE COST SHEET

	vs. Grasley
NOED NO	JD DATE/TIME OF SALE
DOCKET/DEEV DV	# ## 00
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>/80,00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 24,00
ADVERTISING SALE BILLS & COPIE	
ADVERTISING SALE (NEWSPAPER)	
MILEAGE	\$ 24,00
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>6.60</u>
NOTARY	\$ \frac{1}{5.60}
TOTAL ******	*********** \$ <u>421,50</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$1542,65
SOLICITOR'S SERVICES	\$100.00
	*********** \$ 1792,65
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 71,75
TOTAL *******	***** <u>******</u> \$ <u>\\ \\ 75</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20_	\$
DELINQUENT 20_	\$ 5,00
TOTAL ******	********** \$ <u>5,00</u>
MUNICIPAL FEES DUE:	
SEWER 20	\$
	\$
TOTAL ******	\$_ ************* \$
SURCHARGE FEE (DSTE)	\$ 170 m
MISC.	φ <u>/ 3</u> / 100
MIDC.	Ψ \$
	\$ <u>/30,00</u> \$ \$ **********
TOTAL COSTS (OPENING RID) \$ 7430.90

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON , DANA (et al.)		Case Number 2019CV700	
		COVER SHEET		
Service De	talls:		5.5 - 5.68.56.5	
Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 A SHERIFF'S SALE BILL	AM		
Serve To:		Final Service:		
Name:	(POSTING)	Served: Personal	y · Adult In Charge (Posted · Oth	er
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603	Adult In Charge:		
Phone:	DOB:	Relation:		
Alternate Address:		Date: 2/2C	1/2C Time: 9:16	2
Phone:		Deputy:	Mileage:	
Attorney /	Originator:			
Name:	PINCUS LAW GROUP PLLC	Phone:		
Service At	tempts:			
Date:		de company de la final de la f	der vick auser in Nazuri (nagen) "Naziri bler auserberein despektichte (Naziri bir despektichte)	
Time:				
Mileage:				
Deputy:				
Service Af	tempt Notes:			i Togaza
1.		Marie Marie Marie and California (California) and a second and the second and the second and the second and combined to the second and the se	Andrew to the second se	لننسسس
2.			,	
3.			······································	 -
4.				
5.				

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
LICY COMMISSION EXPIRES OCT. 4, 2020.

Affirmed and subscribed to before me this

20TH day of FEBRUARY

2020

Sarah Jane Klengaman

NOTARY

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, DEPUTÝ

SO ANSWERS,

Trinolly T. Charlestin

January 23, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMSIA COUNTYMY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this

23RD day of

of JANUARY

2020

Plaintit Aftonie (EUNOUS) And EURONE ROSE A PRINCES PRESENTATION EURONE EURONE EURONA PA 19404

NOTARY

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

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,

OU ANOVVERO,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 23, 2020

COMMONWEALTH OF PENNSYLVANIA MOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG COLUMBIA COUNTY

MY COMMISSION EXPINES OCT. 4. 2020

Affirmed and subscribed to before me this

23RD day of

JANUARY

2020

NOTARY

Sarah Jan Klingamas

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

Date: 02/13/2020

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer 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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By:	JMBIA 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Time:	vs.	OF NEW YORK MELLON				Number CV700	
Service Details: Category: Real Estate Sale - Sale Notice	GIVAGELI		CE COVED SUE	 			
Category: Real Estate Sale - Sale Notice	Service De		CE COVER SHE	:E I			
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: DANA GRASLEY Served: Personally (Adult In Charge) Posted · Other Primary Address: Afternate Address: Dobs: Relation: Wife Alternate Address: Date: 1/22/20 Time: 12:09 Phone: Deputy: 6 Mileage: National Phone: Pincus LaW GROUP PLLC Phone: Service Attempts: Date: Mileage: Mi	CONTRACTOR OF CONTRACTOR OF THE PROPERTY OF THE	е приводить место при вы прото в сторых в странения в при в пр В при в		A Paris de Marcane, esta compre compre de presente productivo de la produc	Zone:	Tua	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

vs.	OF NEW YORK MELLON , DANA (et al.)				Number 9CV700	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON , DANA (et al.)				Number 9CV700	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	OF NEW YORK MELLON DANA (et al.)				Number 9CV700
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BRIAR CREEK TOWNSHIP

2019CV700

150 MUNICIPAL ROAD, BERWICK, PA 18603

NO EXPIRATION

vs.	OF NEW YORK MELLON , DANA (et al.)				Number CV700	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON , DANA (et al.)		; 		Number 9CV700	
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Primary Address:	66 VALLEY ROAD BERWICK, PA 18603	Adult In Charge:	Tamara	Tamara Grashey Occupant		
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GRASLEY, OCCUPANTS

2019CV700

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. GRASLEY	OF NEW YORK MELLON DANA (et al.)				Number 9CV700	
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Phone:	570-759-2118 DOB :	Relation:	Receps	eptionist		
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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

Ad ID:

1189566

Description:

GRASLEY SALE

Run Dates:

03/04/20 to 03/18/20

Class:

Agate Lines: Blind Box:

237

Total Ad Cost **Amount Paid**

Telephone: (570) 389-5622

PO BOX 380

\$1,542.65

TIM CHAMBERLAIN - COLUM COUNTY SHER

\$0.00

Publication Press Enterprise

Account:

Name:

Company:

Start Stop 03/04/2003/18/20

BLOOMSBURG, PA 17815

Inserts

Cost \$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 Sheriffs 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 filling, unless ptions 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, towit

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 fee

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 Ceol Grasley, preparede 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 Tamza Grasley from Raymond R. Grasley and Catherine E. Grasley, his write, 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%) ercent 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 THISE 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 fals 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 procenty or to resell the property at the bidder's risk and maintain an action against the the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resall the property at the bidder six 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 inferiend, 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 Sheriffs 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

Bv:

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

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO. 2019-CV-700

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

FINANCIAL, LLC d/b/a SHELLPC MORTGAGE SERVICING

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.

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 *per diem*

\$ 2,639.10

TOTAL DUE

\$161,633.49

Plus costs as endorsed

Dated: 12/31/2019

Barbara N. Silvetti, Office of the Prothonotary

(SEAL)

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

Docket No. 2019-CV-700

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:	S
Judgment Fee:	3158,994.39
Post Judgment Interest	2,639.10
Satisfaction	S
D D 15 E 111-012100	
By: Paul J. Fanelli (313154)	
Nicole LaBletta (202194)	
Attorneys for Plaintiff	

Where papers may be served:

66 Valley Road Berwick, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON vs.			Case Number 2019CV700	
GRASLEY,	, DANA (et al.)		— ₄	
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Service De	Francisco (State of the Control of the State		_	Z
	Real Estate Sale - Posting - Sale Bill	annous en la companya annous control como la control anno en la control anno en la control anno en la control a Annous en la companya de la control anno en la contro	Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL			
Serve To:	Final Service:			
Name:	(POSTING)	namental and the second	nally · Adult In Charge · Posted · Other	, , , , , , , , , , , , , , , , , , ,
Primary Address:	66 VALLEY ROAD BERWICK, PA 18603	Adult In Charge:		
Phone:	DOB:	Relation:		
Alternate Address:		Date:	Time:	
Phone:		Deputy:	Mileage:	
Attorney /	Originator:			
Name:	PINCUS LAW GROUP PLLC	Phone:	angangangan pangangan mengapangangan pangan pangan menangan pangan pangan melah melah melah melah melah melah m Pangangan pangangan pangan pangangan pangan pan	
Service At	tempts:			
Date:				<u>[</u>
Time:				
Mileage:				•
Deputy:		3 4		,
Service At	tempt Notes:			, (C
1.				_ '
2.				
3.				
4.				_ ;
5.				— ;
6.	·			

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

Attorneys for Plaintiff

nlabletta@pincuslaw.com
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

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2019-CV-700

Writ No. 2019-ED-149

Plaintiff,

٧.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603 ,

CLERK OF COURTS OF COLUMBIA.

Defendants.

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 Praecipe 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

By: Paul J. Fanelli (3 3157)
Nicole LaBletta (202194)
Attorneys for Plaintiff

EXHIBIT "A"

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,

٧.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603 COURT OF COMMON PLEAS OF COLUMBIA COUNTY

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

PROTHONOTARY

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CLERK OF COURTS OF COUNTY OF COLUMBIA...

Defendants.

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, PILC

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

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 COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

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

PROTHOROTARY

2020 JAN 14 P 1: 02

CLERK OF COURTS OF COUNTY OF COLUMBIA.

Defendants.

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

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



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815 FAX (570) 389-5625 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 4n

2nd Week March 11th

3rd Week March 18th

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

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;

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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 failts 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 agiainst 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 conneciton 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 Paral # 07 03 C 00700 Brian Creck Twp.

REAL ESTATE OUTLINE

ED# 2019 ED149

DATE RECEIVED 12-31.	2019			
DOCKET AND INDEX 3	019 CV 700			
	•			
CHECK FOR PROPER	INFO.			
WRIT OF EXECUTION	<u>X</u>			
COPY OF DESCRIPTION	<u>X</u> , x			
WHEREABOUTS OF LKA	X and and			
NON-MILITARY AFFIDAVIT	X resolute			
NOTICES OF SHERIFF SALE				
WAIVER OF WATCHMAN	<u>X</u>			
AFFIDAVIT OF LIENS LIST				
CHECK FOR \$1,350.00 OR	<u>χ</u> ck#_3018			
IF ANY OF ABOVE IS MISSING DO NOT PROCEED				
^7	No.			
SALE DATE	March 25 TIME 900			
POSTING DATE				
ADV. DATES FOR NEWSPAPER	1 ST WEEK 3-4-2020			
	2 ND WEEK 3-11- 2020			
	3RD WEEK 3-18-2020			

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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 U0102

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.

Columba 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 \mathbf{r}^{\prime} provided.

Should you have any questions or concert or 484-575-2201. Thank you for your prompt attenue.

FASTLINE.COM

No. hog

Amende

ed envelope I have

jones@pincuslaw.com

Very truly yours,

PINCUS LAW GROUP, PLLC

Paul J. Fanelli (313157) Bv:

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

THE BANK OF NEW YORK MELLON f/k/a

COURT OF COMMON PLEAS OF COLUMBIA

Attorneys for Plaintiff

COUNTY

NO. 2019-CV-700

2019 -ED-149

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,

٧.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603

Defendants.

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:

(THIS PORTION OF THE PAGE IS LEFT INTENTIONALLY BLANK)

Amount Due

Interest from 7/20/19 to 4/29/20

at \$9.26 *per diem* TOTAL DUE

Plus costs as endorsed

PINCUS LAW GROUP, PLLC

By:

Paul J. Fanelli (313157)

Nicole LaBletta (202194)

\$158,994.39

Attorneys for Plaintiff

Dated: <u>23019</u>

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 COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2019-CV-700

2019 - ED - 149

Defendants.

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);

		B.	I claim the following	ollowing the sale of the property levied upon; g exemption (specify property and basis of
2.		From my property which is in the possession of a third party, I claim the following		
		exem	otions:	
		A.	My \$300 statutory ex	kemption:
			[] in cash;	
			[] in kind (specify p	property):
		B.	Social Security bene	fits on deposit in the amount of \$
		C.	Other (specify amou	nt and basis of exemption):
that fa	I verit lse stat	fy that t	he statements made in herein are made subje	this Claim for Exemption are true and correct. I understand ct to the penalties of 18 Pa. C.S. §4904 relating to unsworn
Date:_	· · · · · ·		Defer	ndant(s):
			Addr City,	ess:Zip:
THIS	CLAI	M TO	BE FILED WITH:	Office of the Sheriff Columbia County Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815 570-389-5622
Note:	Unde:	r paragı ned may	raphs (1) and (2) of the be set forth in the Wr	Writ, a description of specific property to be levied upon or it or included in a separate direction to the Sheriff.
			raph (2) of the Writ, if ne space provided.	attachment of a named garnishee is desired, his name should be

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.

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

Plaintiff,

٧.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

Greenville, SC 29630-0826

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603

Defendants.

CIVIL ACTION - MORTGAGE

FORECLOSURE

COURT OF COMMON PLEAS OF

NO. 2019-CV-700

COLUMBIA COUNTY

2019 -ED-149

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 before are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

PINCUS LAW GROUP PLLC

By:

Paul J. Fanelli (313/157)

Nicole LaBletta (202194)

Attorneys for Plaintiff

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

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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

COLUMBIA COUNTY

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

Plaintiff,

v.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603

Defendants.

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

Dated: Q

PINOUS LAW GROUP, PLLC

Paul J. Fanelli (313157) By:

Nicole LaBletta (202194)
Attorneys for Plaintiff

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

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.

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.

Attorneys for Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2019-CV-700

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: **Q 20 19**

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

Attorneys for Plaintiff

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

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,

٧.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603

Defendants.

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:

Attorneys for Plaintiff

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO. 2019-CV-700

66 Valley Road Berwick, PA 18603

PINCUS LAW GROUP, PILC

By:

Paul J. Fanelli (313157)

Nicole LaBletta (202194)

Attorneys for Plaintiff

Sworn to and subscribed before me

day of December, 2019.

My Commission Expires: 11/5/23

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

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

COURT OF COMMON PLEAS OF

Attorneys for Plaintiff

COLUMBIA COUNTY

NO. 2019-CV-700

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,

٧.

DANA L. GRASLEY 66 Valley Road Berwick, PA 18603

and

TAMRA GRASLEY 66 Valley Road Berwick, PA 18603

Defendants.

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.

Dated: 12(30)(9

PINCUS LAW GROUP, PLLC

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

Attorneys for Plaintiff

Sworn to and subscribed before me

. 2019.

Motary 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

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

Attorneys for Plaintiff

nlabletta@pincuslaw.com

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.

CIVIL ACTION - MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2019-CV-700

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),

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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.

Dated: 120119

PINCUS LAW GROUP, PLIC

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

Attorneys for Plaintiff

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 COURT OF COMMON PLEAS OF THE BANK OF NEW YORK MELLON

Attorneys for Plaintiff

COLUMBIA COUNTY

2019 - ED - H9

NO. 2019-CV-700

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

> CIVIL ACTION - MORTGAGE Defendants.

> > 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: 12/30/9

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: 11/5/23

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

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

COURT OF COMMON PLEAS OF

COLUMBIA COUNTY

NO. 2019-CV-700

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.

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.

(THIS PORTION OF THE PAGE IS LEFT INTENTIONALLY BLANK)

	3.	Defendants Dana L. G Pennsylvania.	rasley and Tamra Grasley are residents of the Commonwealth of
Dated	: <u>l</u>	2130119	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 New Rez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. Dana L. Grasley,

Columba 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 <u>ejones@pincuslaw.com</u> or 484-575-2201. Thank you for your prompt attention to this matter

PINCUS LAW GROUP, PLLC

Very truly yours

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

THE BANK OF NEW YORK MELLON

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

COLUMBIA COUNTY

COLUMBIA COUNTY

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

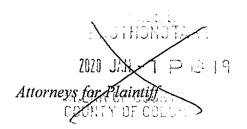
Defendants.

CIVIL ACTION - MORTGAGE FORECLOSURE

NO. 2019-CV-700

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):

Name Address

(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:

Name (If address cannot be reasonably Address ascertained, please so indicate.)

Dana L. Grasley 66 Valley Road

Berwick, PA 18603

Tamra Grasley 66 Valley Road

Berwick, PA 18603

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

(If address cannot be reasonably Address Name

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

Name

P.O. Box 10826-0826 Greenville, SC 29630-0826

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

The Bank of New York P.O. Box 10826-0826

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

Greenville, SC 29630-0826

Address

(If address cannot be reasonably ascertained, please so indicate.)

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

(If address cannot be reasonably Name Address ascertained, please so indicate.)

None.

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

(If address cannot be reasonably <u>Address</u> Name 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

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

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

(If address cannot be reasonably Name Address ascertained, please so indicate.)

Tenant 66 Valley Road

Berwick, PA 18603

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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.

Dated: 0/2//9

PINCUS LAW GROUP PLIC

By: Paul J. Fanelli (313/157)

Nicole LaBletta (202194)

Attorneys for Plaintiff

Document Receipt

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

Ship to:

PENNSYLVANIA AMERICAN WATER COMPANY

852 WESLEY DRIVE Tracking #: 71901140006000171264

Doc Ref #: 2019ED149 5.6000

Postage

MECHANICSBUR PA 17055

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 Tracking #: 71901140006000171257

Doc Ref#: 2019ED149

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 71901140006000171257 Tracking #:

Doc Ref#: 2019ED149

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17580 Carrier / service: USPS Server First-Class Mail® 1/22/2020 12:00:00 AM

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000171233

Doc Ref#: 2019ED149

Postage 5.6000

PHILADELPHIA PA 19106

71901140006000171240

Document Receipt

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

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

ADMINISTRATION

1150 FIRST AVENUE Tracking #:

SUITE 1001 Doc Ref #: 2019ED149

Postage 5.6000

KING OF PA 19406 PRUSSIA

