

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

CITIBANK NA

VS. ELIZABETH & RENN SNYDER

NO. 26-2021 ED

NO. 16-2021 JD

DATE/TIME OF SALE: JULY 28, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2215.08

POUNDAGE - 2% OF BID \$ 44.30

TRANSFER TAX - 2% OF FAIR MKT \$ -

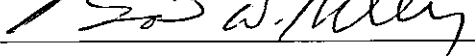
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2259.38

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2259.38

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 909.38

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 252390
Customer:
SHERIFF

Invoice Date: 01/04/2022 11:03:55 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: CSD

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202200087	BLOOMSBURG TOWN
	Grantor - SNYDER, ELIZABETH A		01/04/22 11:03:57 AM	OF
	Grantee - CITIBANK			
	Consideration -	\$2,259.38		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9072 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
June 28, 2021

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1 v. Elizabeth A. Snyder
Columbia County Court of Common Pleas Docket No. 2021-CV-16
SALE SCHEDULED FOR July 28, 2021

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC
Brittany Snellbaker, Legal Assistant

;BS
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
EDWARD J. MCKEE, ESQUIRE (316721)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
DANIEL P. JONES, ESQUIRE (321876)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

v.

Elizabeth A. Snyder
Defendants

Civil Action No.: 2021-CV-16

MORTGAGE FORECLOSURE

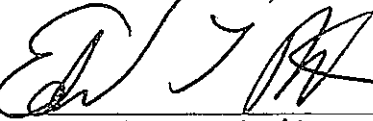
CERTIFICATE OF SERVICE

I, Edward J. McKee, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Elizabeth A. Snyder, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on June 24, 2021.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on June 24, 2021., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By:


Edward J. McKee
Attorney for Plaintiff

Date: June 28, 2021

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: Edward J. McKee

Name: Edward J. McKee

Attorney No. (if applicable): 316721

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
EDWARD J. MCKEE, ESQUIRE (316721)
STEVEN P. KELLY, ESQUIRE (308573)
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(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

v.

Elizabeth A. Snyder and Renn W. Snyder
Defendants

Civil Action No. : 2021-CV-16

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

Your real estate at 531 Catherine Street, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on July 28, 2021 at 09:00AM to enforce the court judgment of \$75,751.14 obtained by Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1 against you.

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 canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.



2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



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Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



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20210624-293

RENN W. SNYDER
5133 Kensington Way
Las Cruces, NM 88012

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Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

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RETURN RECEIPT REQUESTED

20210624-293

Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

GENCORR_CMFC



Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

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RETURN RECEIPT REQUESTED

20210624-293

Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012

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STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

Civil Action No. : 2021-CV-16

v.

MORTGAGE FORECLOSURE

Elizabeth A. Snyder and Renn W. Snyder
Defendants

RE: PREMISES: 531 Catherine Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on July 28, 2021 at 09:00AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$75,751.14 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

May 6, 2021

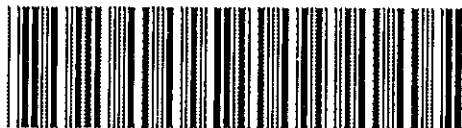
STERN & EISENBERG, PC

By: 

Andrew J. Marley, Esq.
Attorney for Plaintiff



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2362059166

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Warrington, PA 18976

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Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

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Manufacturers and Traders Trust Company
95 Madison Avenue
New York, NY 10016



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Warrington, PA 18976

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948



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PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502



GNCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2362059167

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Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20210624-293

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



Occupant
531 Catherine Street
Bloomsburg, PA 17815



GENCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2362059164

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Fees Paid
WSO

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Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

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Warrington, PA 18976

20210624-293

||b|||c|||g|||h|||i|||j|||k|||l|||m|||n|||o|||p|||q|||r|||s|||t|||u|||v|||w|||x|||y|||z|||aa|||ab|||ac|||ad|||ae|||af|||ag|||ah|||ai|||aj|||ak|||al|||am|||an|||ao|||ap|||aq|||ar|||as|||at|||au|||av|||aw|||ax|||ay|||az|||ba|||bb|||bc|||bd|||be|||bf|||bg|||bh|||bi|||bj|||bk|||bl|||bm|||bn|||bo|||bp|||bq|||br|||bs|||bt|||bu|||bv|||bw|||bx|||by|||bz|||ca|||cb|||cc|||cd|||ce|||cf|||cg|||ch|||ci|||cj|||ck|||cl|||cm|||cn|||co|||cp|||cq|||cr|||cs|||ct|||cu|||cv|||cw|||cx|||cy|||cz|||da|||db|||dc|||dd|||de|||df|||dg|||dh|||di|||dj|||dk|||dl|||dm|||dn|||do|||dp|||dq|||dr|||ds|||dt|||du|||dv|||dw|||dx|||dy|||dz|||ea|||eb|||ec|||ed|||ee|||ef|||eg|||eh|||ei|||ej|||ek|||el|||em|||en|||eo|||ep|||eq|||er|||es|||et|||eu|||ev|||ew|||ex|||ey|||ez|||fa|||fb|||fc|||fd|||fe|||ff|||fg|||fh|||fi|||fj|||fk|||fl|||fm|||fn|||fo|||fp|||fq|||fr|||fs|||ft|||fu|||fv|||fw|||fx|||fy|||fz|||ga|||gb|||gc|||gd|||ge|||gf|||gg|||gh|||gi|||gj|||gk|||gl|||gm|||gn|||go|||gp|||gq|||gr|||gs|||gt|||gu|||gv|||gw|||gx|||gy|||gz|||ha|||hb|||hc|||hd|||he|||hf|||hg|||hh|||hi|||hj|||hk|||hl|||hm|||hn|||ho|||hp|||hq|||hr|||hs|||ht|||hu|||hv|||hw|||hx|||hy|||hz|||ia|||ib|||ic|||id|||ie|||if|||ig|||ih|||ii|||ij|||ik|||il|||im|||in|||io|||ip|||iq|||ir|||is|||it|||iu|||iv|||iw|||ix|||iy|||iz|||ja|||jb|||jc|||jd|||je|||jf|||jg|||jh|||ji|||jj|||jk|||jl|||jm|||jn|||jo|||jp|||jq|||jr|||js|||jt|||ju|||jv|||jw|||jx|||jy|||jz|||ka|||kb|||kc|||kd|||ke|||kf|||kg|||kh|||ki|||kj|||kk|||kl|||km|||kn|||ko|||kp|||kq|||kr|||ks|||kt|||ku|||kv|||kw|||kx|||ky|||kz|||la|||lb|||lc|||ld|||le|||lf|||lg|||lh|||li|||lj|||lk|||ll|||lm|||ln|||lo|||lp|||lq|||lr|||ls|||lt|||lu|||lv|||lw|||lx|||ly|||lz|||ma|||mb|||mc|||md|||me|||mf|||mg|||mh|||mi|||mj|||mk|||ml|||mm|||mn|||mo|||mp|||mq|||mr|||ms|||mt|||mu|||mv|||mw|||mx|||my|||mz|||na|||nb|||nc|||nd|||ne|||nf|||ng|||nh|||ni|||nj|||nk|||nl|||nm|||nn|||no|||np|||nq|||nr|||ns|||nt|||nu|||nv|||nw|||nx|||ny|||nz|||oa|||ob|||oc|||od|||oe|||of|||og|||oh|||oi|||oj|||ok|||ol|||om|||on|||oo|||op|||oq|||or|||os|||ot|||ou|||ov|||ow|||ox|||oy|||oz|||pa|||pb|||pc|||pd|||pe|||pf|||pg|||ph|||pi|||pj|||pk|||pl|||pm|||pn|||po|||pp|||pq|||pr|||ps|||pt|||pu|||pv|||pw|||px|||py|||pz|||qa|||qb|||qc|||qd|||qe|||qf|||qg|||qh|||qi|||qj|||qk|||ql|||qm|||qn|||qo|||qp|||qq|||qr|||qs|||qt|||qu|||qv|||qw|||qx|||qy|||qz|||ra|||rb|||rc|||rd|||re|||rf|||rg|||rh|||ri|||rj|||rk|||rl|||rm|||rn|||ro|||rp|||rq|||rr|||rs|||rt|||ru|||rv|||rw|||rx|||ry|||rz|||sa|||sb|||sc|||sd|||se|||sf|||sg|||sh|||si|||sj|||sk|||sl|||sm|||sn|||so|||sp|||sq|||sr|||ss|||st|||su|||sv|||sw|||sx|||sy|||sz|||ta|||tb|||tc|||td|||te|||tf|||tg|||th|||ti|||tj|||tk|||tl|||tm|||tn|||to|||tp|||tq|||tr|||ts|||tt|||tu|||tv|||tw|||tx|||ty|||tz|||ua|||ub|||uc|||ud|||ue|||uf|||ug|||uh|||ui|||uj|||uk|||ul|||um|||un|||uo|||up|||uq|||ur|||us|||ut|||uu|||uv|||uw|||ux|||uy|||uz|||va|||vb|||vc|||vd|||ve|||vf|||vg|||vh|||vi|||vj|||vk|||vl|||vm|||vn|||vo|||vp|||vq|||vr|||vs|||vt|||vu|||vv|||vw|||vx|||vy|||vz|||wa|||wb|||wc|||wd|||we|||wf|||wg|||wh|||wi|||wj|||wk|||wl|||wm|||wn|||wo|||wp|||wq|||wr|||ws|||wt|||wu|||wv|||ww|||wx|||wy|||wz|||xa|||xb|||xc|||xd|||xe|||xf|||xg|||xh|||xi|||xj|||xk|||xl|||xm|||xn|||xo|||xp|||xq|||xr|||xs|||xt|||xu|||xv|||xw|||xx|||xy|||xz|||ya|||yb|||yc|||yd|||ye|||yf|||yg|||yh|||yi|||yj|||yk|||yl|||ym|||yn|||yo|||yp|||yq|||yr|||ys|||yt|||yu|||yv|||yw|||yx|||yy|||yz|||za|||zb|||zc|||zd|||ze|||zf|||zg|||zh|||zi|||zj|||zk|||zl|||zm|||zn|||zo|||zp|||zq|||zr|||zs|||zt|||zu|||zv|||zw|||zx|||zy|||zz||

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



Invoice

**PLEASE REMIT TO:**

Walz Group, LLC
27398 Via Industria
Temecula, CA 92590-3699

Invoice Number: T034799-29
Invoice Date: 6/25/2021
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202000000681
Servicer/Client:

SOLD TO:

Stern & Eisenberg, P.C
1581 Main St. Suite 200
Warrington, PA 18976

Property Address:
531 Catherine Street
Bloomsburg, PA 17815

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
6/24/2021	POSTAGE	GENCORR_CMFC	2362064736	1	1.200	1.200
6/24/2021	POSTAGE	GENCORR_CMFC	2362064737	1	1.200	1.200
6/24/2021	POSTAGE	GENCORR_CMFC	9314710011701064226036	1	7.650	7.650
6/24/2021	POSTAGE	GENCORR_CMFC	9314710011701064226043	1	7.650	7.650
6/24/2021	POSTAGE	GENCORR	2362059163	1	0.510	0.510
6/24/2021	POSTAGE	GENCORR	2362059164	1	0.510	0.510
6/24/2021	POSTAGE	GENCORR	2362059165	1	0.510	0.510
6/24/2021	POSTAGE	GENCORR	2362059166	1	0.510	0.510
6/24/2021	POSTAGE	GENCORR	2362059167	1	0.510	0.510
6/24/2021	POSTAGE	GENCORR	2362059168	1	0.510	0.510

Total Postage: \$20.76

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIBANK N.A

vs.

Defendant
ELIZABETH A SNYDER
RENN W SNYDER

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, July 28, 2021
Writ of Execution No. : 2021CV16
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 531 CATHERINE STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,291.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Total Sheriff Costs	\$2,088.60

Municipal Costs

Sewer	\$54.73
Total Municipal Costs	\$54.73

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,215.08**

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

SHERIFF'S SALE COST SHEET

21-16
26 of 21

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>372.50</u>

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>1291.10</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1541.10</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	\$ <u>54.73</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>54.73</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 2215.08

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

November 8, 2021

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Citibank, N.A., not in its individual capacity, but solely as owner trustee of the
New Residential Mortgage Loan Trust 2020-1 v. Elizabeth Snyder

Docket No. 2021-CV-16
Premises: 531 Catherine Street, Bloomsburg, PA 17815

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on July 28,
2021 kindly assign my bid as attorney on the Writ to:

Citibank, N.A., not in its individual capacity, but solely as owner trustee of the
New Residential Mortgage Loan Trust 2020-1

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.

Enclosed please find copies of the Mortgage and any applicable Assignments, as well
as original Realty Transfer Tax Statements of Value for your review. Please prepare
the Sheriff's Deed and return it to our office in the enclosed, self-addressed, stamped
envelope so that we can have same recorded.

Thank you.

Very truly yours,
Kevin Barnes
Legal Assistant
STERN & EISENBERG PC

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document			Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1		
Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number (570) 389-5622	Telephone Number (800) 210-8849		
Mailing Address 35 W Main Street			Mailing Address c/o Shellpoint Mortgage Servicing, P.O. Box 10826		
City Bloomsburg	State PA	ZIP Code 17815	City Greenville	State SC	ZIP Code 29630

SECTION II REAL ESTATE LOCATION

Street Address 531 Catherine Street, Bloomsburg, PA 17815		City, Township, Borough Bloomsburg
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 05E03 20500

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 2,215.08	2. Other Consideration + 0.00	3. Total Consideration = 2,215.08
4. County Assessed Value 22,342.00	5. Common Level Ratio Factor x 5.18	6. Computed Value = 115,731.56

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Andrew J. Marley, Esquire		Telephone Number (215) 572-8111	
Mailing Address kbarnes@sterneisenberg.com		City Warrington	State PA
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.		ZIP Code 18976	
Signature of Correspondent or Responsible Party		Date 11/08/2021	

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



1830019105

1830019105

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

July 8, 2021

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

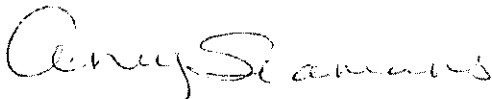
RE: DOCKET NO. 2021-CV-16
ELIZABETH A. & RENN W. SNYDER
531 Catherine Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on July 28, 2021. The Authority holds a claim against this property for unpaid sewer in the amount of **\$54.73**.

If you have any questions, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,



Amy Seaman
Billing and Collections Director

STERN & EISENBERG PC
NJ ATTORNEY BUSINESS ACCOUNT
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

TD BANK

55-136/312

DATE	CHECK	AMOUNT
12/20/21	24218	\$**909.38

PAY

TO THE
ORDER
OF

Nine Hundred Nine and 38/100*****

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

VOID AFTER 180 DAYS


AUTHORIZED SIGNATURE



SECURE
SECURE
SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 24218 ⑆ ⑆ 031201360 ⑆ 4347633459 ⑆

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly 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 advertisement 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 Executions (Mortgage Foreclosure)
No. 2021CV16

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, JULY 28, 2021 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 on (10) days after said filing, unless objections are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situated in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Steiner Avenue, on the East by lot now or formerly of John A. Cox, on the South by lots now or formerly of J. G. Gnipple and Charles McBride, and on the West by Catherine Street Upon which is erected a frame dwelling house and out buildings

Tax Parcel ID No. 05E-03-205-00-000

Also Known as 531 Catherine Street, Bloomsburg, PA 17815

BEING the same premises which Elizabeth A. Snyder, single by Divorced dated 08/16/2007 and recorded in the Office of Recorder of Deeds of Columbia County on 08/16/2007 at Book/Page or Instrument #200708483 granted and conveyed unto Elizabeth A. Snyder, single and Renn W. Snyder, single as joint tenants with right of survivorship

PROPERTY ADDRESS: 531 CATHERINE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER 05E0320500000

Seized and taken into execution to be sold as the property of ELIZABETH A. SNYDER, RENN W. SNYDER in suit of CITIBANK N.A.

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.

Attorney for the Plaintiff
STERN & EISENBERG, PC
Warrington, PA 1215 672 8111

TIMOTHY T. CHAMBERLAIN Sheriff
Columbia County, Pennsylvania

Ad Text: Elizabeth and Renn Snyder Sale

Date(s) Published: 7/7/2021, 7/14/2021, 7/21/2021

Sworn and subscribed to before me
this 23 day of July, 2021


(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
April A. Fetterman, Notary Public
Columbia County
My commission expires April 15, 2022
Commission number 1222099
Member, Pennsylvania Association of Notaries

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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815



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 • email to classifieds@pressenterprise.net
 • online pressenterpriseonline.com
 • Call Mon-Fri 8:30am-5:00pm **570-784-6151**

DRIVE-THRU HOURS: 9:00am-3:00pm
 Our Drop-Off Box at the Drive-Thru is available 24/7
 For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

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 (DEADLINE is Thursday 12 Noon for the following Monday)
 1. click CLASSIFIEDS • 2. click PLACE AN AD • 3. fill in your info
 Low rates, no fees apply

PRESS ENTERPRISE
 Classifieds reaches
 over 30,000 print
 readers every day
 plus 70,000 unique
 visitors to our website
 monthly.*

SHERIFF'S SALE
 By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2020-01222

Bound out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property of public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania.

WEDNESDAY, JULY 28, 2021 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of sale hereinafter will be made by the Sheriff's Office in accordance with the terms of the order of sale of any property subject to the sale and distribution of the proceeds will be made in accordance with the schedule set forth in the order of sale, unless exceptions are filed with the Sheriff's Office prior to the sale.

ALL THAT CERTAIN PARCELS OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, TO-WIT: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 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604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 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1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 20

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
EDWARD J. MCKEE, ESQUIRE (316721)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
DANIEL P. JONES, ESQUIRE (321876)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

Civil Action No. : 2021-CV-16

v.
Elizabeth A. Snyder and Renn W. Snyder
Defendants

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **531 Catherine Street, Bloomsburg, PA 17815:**

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

Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

2. Name and address of Defendants in the judgment:

Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

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

N/A

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

Manufacturers and Traders Trust Company
95 Madison Avenue
New York, NY 10016

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

N/A

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:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

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

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
531 Catherine Street
Bloomsburg, PA 17815

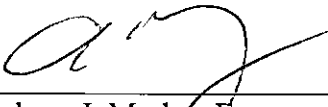
Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

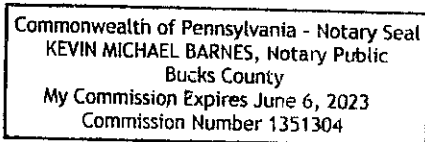
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Sworn to and subscribed before me
this 11 Day of May, 2021.

Kevin Michael Barnes
Notary Public

STERN & EISENBERG, PC

By: 
Andrew J. Marley, Esq.
Attorney for Plaintiff



Recipient Details

Attention To: Elizabeth A. Snyder

Phone #:

Email:

Package Details

Waybill #: 71901140006000176962

Weight:)

Reference One:

Package ID: 18209

Status: Processed

Customer:

Shipping Cost: 0.51

0.51

Accessorial: 5.35

5.35

Other: 0.00

0.00

Total Cost: 5.85

5.86

Date Description

☒ Package Options

Void Package

Reprint Label

Track Package

Package Contents

Part #	Quantity	Description	Unit Price	Total Value
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No records found.

Proof of Delivery

Document Receipt

Trans #	18278	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
Ship to:					
Elizabeth A. Snyder					
5133 Kensington Way			Tracking #:	71901140006000176962	
			Doc Ref #:	2021ED26	
			Postage	5.8600	
Las Cruces	NM	88012			

Document Receipt

Trans #	18279	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
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Ship to:

Renn W. Snyder

5133 Kensington Way

Tracking #: 71901140006000176979

Doc Ref #: 2021ED26

Postage 5.8600

Las Cruces NM 88012

Document Receipt

Trans #	18277	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000176955		
		Doc Ref #:	2021ED26		
		Postage	5 8600		
PHILADELPHIA PA 19106					

Document Receipt

Trans #	18274	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA
PO BOX 2675

DEPT OF WELFARE

Tracking #:	71901140006000176924
Doc Ref #:	2021ED26
Postage	5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18275	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000176931

Doc Ref #: 2021ED26

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	18276	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000176948

Doc Ref #: 2021ED26

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18277	Carrier / service:	USPS Server	First-Class Mail®	5/13/2021 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000176955

Doc Ref #: 2021ED26

Postage 5 8600

PHILADELPHIA PA 19106

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1

Plaintiff

v.

Elizabeth A. Snyder and Renn W. Snyder
Defendants

Civil Action No.: 2021-CV-16

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Edward J. McKee, Esquire, attorney for the within Plaintiff, hereby certify that the Columbia County Notice of Sheriff's Sale was served upon the Defendants, Elizabeth A. Snyder and Renn W. Snyder, by certified mail on June 28, 2021, as evidenced by the signed certified mailing receipt and USPS Tracking Information attached hereto.

STERN & EISENBERG, PC

By 

Edward J. McKee, Esquire
Attorney for Plaintiff

**STAMP
AND
RETURN**

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

Civil Action No.: 2021-CV-16

v.

MORTGAGE FORECLOSURE

Elizabeth A. Snyder and Renn W. Snyder
Defendants

CERTIFICATE OF SERVICE

I, Edward J. McKee, Esquire, attorney for the within Plaintiff, hereby certify that the Columbia County Notice of Sheriff's Sale was served upon the Defendants, Elizabeth A. Snyder and Renn W. Snyder, by certified mail on June 28, 2021, as evidenced by the signed certified mailing receipt and USPS Tracking Information attached hereto.

STERN & EISENBERG, PC

By 

Edward J. McKee, Esquire
Attorney for Plaintiff

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



9314 7100 1170 1064 2260 36

RETURN RECEIPT REQUESTED

20210624-293

Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

GENCORR_CMFC



Return Receipt (Form 3811) Barcode



9590 9100 1170 1064 2260 38

1. Article Addressed to:

Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

2. Certified Mail (Form 3800) Article Number

9314 7100 1170 1064 2260 36

PS Form 3811, Facsimile, July 2015

COMPLETE THIS SECTION ON DELIVERY

A. Signature

ES

☒ Agent
☐ Addressee

B. Received by (Printed Name)

ES

C. Date of Delivery

6-28-21

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type:

☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

06/24/2021
293

Domestic Return Receipt

[FAQs >](#)


USPS Tracking®

[Track Another Package +](#)

[Remove X](#)

Tracking Number: 9314710011701064226036

Your item was delivered to an individual at the address at 12:03 pm on June 28, 2021 in LAS CRUCES, NM 88012.

 **Delivered, Left with Individual**

June 28, 2021 at 12:03 pm
LAS CRUCES, NM 88012

[Get Updates](#) 

[Text & Email Updates](#)



[Tracking History](#)



June 28, 2021, 12:03 pm
Delivered, Left with Individual
LAS CRUCES, NM 88012
Your item was delivered to an individual at the address at 12:03 pm on June 28, 2021 in LAS CRUCES, NM 88012.

June 27, 2021
In Transit to Next Facility

June 26, 2021, 9:46 pm
Departed USPS Regional Destination Facility

EL PASO TX DISTRIBUTION CENTER

June 26, 2021, 6:44 pm
Arrived at USPS Regional Destination Facility
EL PASO TX DISTRIBUTION CENTER

June 24, 2021, 9:58 pm
Departed USPS Regional Origin Facility
SAN DIEGO CA DISTRIBUTION CENTER

June 24, 2021, 8:03 pm
Arrived at USPS Regional Origin Facility
SAN DIEGO CA DISTRIBUTION CENTER

June 24, 2021, 6:48 pm
Accepted at USPS Origin Facility
TEMECULA, CA 92590

Product Information

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



9314 7100 1170 1064 2260 43

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

RETURN RECEIPT REQUESTED

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20210624-293

[Barcode]
Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012

GENCORR_CMFC



Return Receipt (Form 3811) Barcode



9590 9100 1170 1064 2260 45

1. Article Addressed to:

Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012

2. Certified Mail (Form 3800) Article Number

9314 7100 1170 1064 2260 43

PS Form 3811, Facsimile, July 2015

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☒ Agent
☐ Addressee

B. Received by (Printed Name)

[Handwritten Initials]

C. Date of Delivery

[Handwritten Date: 6-28-21]

D. Is delivery address different from Item 1?

If YES, enter delivery address below:

☐ Yes
☒ No

3. Service Type:

☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

06/24/2021

Domestic Return Receipt

USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

[Remove X](#)

Tracking Number: 9314710011701064226043

Your item was delivered to an individual at the address at 12:03 pm on June 28, 2021 in LAS CRUCES, NM 88012.

 **Delivered, Left with Individual**

June 28, 2021 at 12:03 pm
LAS CRUCES, NM 88012

[Get Updates](#) 

Text & Email Updates



Tracking History



June 28, 2021, 12:03 pm
Delivered, Left with Individual
LAS CRUCES, NM 88012
Your item was delivered to an individual at the address at 12:03 pm on June 28, 2021 in LAS CRUCES, NM 88012.

June 27, 2021
In Transit to Next Facility

June 26, 2021, 9:46 pm
Departed USPS Regional Destination Facility

EL PASO TX DISTRIBUTION CENTER

June 26, 2021, 6:44 pm
Arrived at USPS Regional Destination Facility
EL PASO TX DISTRIBUTION CENTER

June 24, 2021, 9:56 pm
Departed USPS Regional Origin Facility
SAN DIEGO CA DISTRIBUTION CENTER

June 24, 2021, 8:03 pm
Arrived at USPS Regional Origin Facility
SAN DIEGO CA DISTRIBUTION CENTER

June 24, 2021, 6:48 pm
Accepted at USPS Origin Facility
TEMECULA, CA 92590

Product Information

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
ELIZABETH A SNYDER (et al.)

Case Number
2021CV16

SHERIFF'S RETURN OF SERVICE

06/22/2021 11:23 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 531 CATHERINE STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 531 CATHERINE STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6/22/21

Time: 1123

Deputy: H

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2021CV16

531 CATHERINE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 531 CATHERINE STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: FRONT DOOR

Relation:

Date: 5/14/21 Time: 0906

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2021CV16

531 CATHERINE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: SUELLY FEITHER

Relation: CLERK

Date: 5/14/01 Time: 0835

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2021CV16

1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/28/2021 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 · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	LYNN DIXON
Relation:	CLERK
Date:	5/14/21
Time:	0834
Deputy:	4
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2021CV16

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 26

Warrant:

Notes:

SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

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

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Box

Relation:

Date:

5/14/21

Time:

0924

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2021CV16

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

Primary Address: 1000 MARKET STREET
SUITE 9
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: AMBER KELINEY

Relation: OFFICE MANAGER

Date: 5/14/21 Time: 0933

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2021CV16

1000 MARKET STREET, SUITE 9, BLOOMSBURG, PA 17811 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 05/14/2021

Fee: \$5.00

Cert. NO: 39877

SNYDER ELIZABETH A
RENN W SNYDER
531 CATHERINE STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20070 -8483
Location: 531 CATHERINE STREET
Parcel Id: 05E-03 -205-00,000

Assessment: 22,342

Balances as of 05/14/2021

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

By: Columbia Co. Sheriff Per: _____

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 05/13/21

Account:

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

Sale	Ad ID:	1220349
	Description:	Elizabeth and Renn Snyder
	Run Dates:	07/07/21 to 07/21/21
	Class:	2
	Agate Lines:	198
	Blind Box:	

Total Ad Cost	\$1,291.10			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/07/21	07/21/21	3	\$1,291.10

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV16

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, JULY 28, 2021 AT 9:00 O'CLOCK A.M.

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

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

BOUNDED on the North by Sterner Avenue; on the East by lot now or formerly of John A. Cox; on the South by lots now or formerly of J.G. Gipple and Charles McBride; and on the West by Catherine Street. Upon which is erected a frame dwelling house and out buildings.

Tax Parcel ID No. 05E03-205-00-000.

Also Known as 531 Catherine Street, Bloomsburg, PA 17815

BEING the same premises which Elizabeth A. Snyder, single by Deed dated 08/16/2007 and recorded in the Office of Recorder of Deeds of Columbia County on 08/16/2007 at Book/Page or Instrument #200708483 granted and conveyed unto Elizabeth A. Snyder, single and Renn W. Snyder, single as joint tenants with right of survivorship.

PROPERTY ADDRESS: 531 CATHERINE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E03-205-00-000

Seized and taken into execution to be sold as the property of ELIZABETH A. SNYDER, RENN W. SNYDER in suit of CITIBANK N.A.

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:
STERN & EISENBERG, P.C.
Warrington, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN Sheriff
Columbia County, Pennsylvania

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1

Plaintiff

v.

Elizabeth A. Snyder and Renn W. Snyder
Defendant(s)

Civil Action No. :

2021-CV-16 2021 - ED - 26

FILE AGAINST ELIZABETH A.
SNYDER
RENN W. SNYDER ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

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:

531 Catherine Street, Bloomsburg, PA 17815 (see full legal description attached)

Judgment Amount..... \$75,751.14

Interest from April 1, 2021 at the Per Diem
rate of \$9.72 until Judgment is paid in full...

\$ _____

Total \$ _____ plus costs

Dated: 05-12-2021
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA

By: _____

Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

No. 2021-CV-16

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

Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

v.

Elizabeth A. Snyder and Renn W. Snyder
Defendant(s)

Complaint \$134.75 pd
Filing Fee \$ 25.00 pd
Service Fee \$ 25.00 pd
Sheriff \$ 10.00
Sheriff

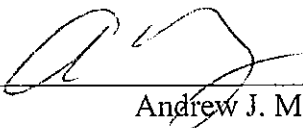
Premises: 531 Catherine Street, Bloomsburg, PA 17815
UPI/Parcel No.: 05B-03-205

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____



Andrew J. Marley, Esq.
PA Attorney ID No. 312314
Attorney for Plaintiff

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

BOUNDED on the North by Sterner Avenue; on the East by lot now or formerly of John A. Cox; on the South by lots now or formerly of J.G. Gripple and Charles McBride; and on the West by Catherine Street. Upon which is erected a frame dwelling house and out buildings.

Tax Parcel ID No. 05E-03--205-00-000.

Also Known as 531 Catherine Street, Bloomsburg, PA 17815

BEING the same premises which Elizabeth A. Snyder, single by Deed dated 08/16/2007 and recorded in the Office of Recorder of Deeds of Columbia County on 08/16/2007 at Book/Page or Instrument #200708483 granted and conveyed unto Elizabeth A. Snyder, single and Renn W. Snyder, single as joint tenants with right of survivorship.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK N.A.
vs.
SNYDER, ELIZABETH A (et al.)

Case Number
2021CV16

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 531 CATHERINE STREET
BLOOMSBURG, PA 17815

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: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2021CV16

531 CATHERINE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

v.

Elizabeth A. Snyder and Renn W. Snyder
Defendants

Civil Action No. : 2021-CV-16

MORTGAGE FORECLOSURE

RE: PREMISES: 531 Catherine Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on JULY 28 2021 at 9:00 am at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$75,751.14 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

May 6, 2021

STERN & EISENBERG, PC

By: 

Andrew J. Marley, Esq.
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2021 ED26

DATE RECEIVED 5-12-2021
DOCKET AND INDEX 2021 CV 16

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>0</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>20414</u>

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

SALE DATE July 28 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>7-7-2021</u>
2 ND WEEK	<u>7-14-2021</u>
3 RD WEEK	<u>7-21-2021</u>

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

BOUNDED on the North by Sterner Avenue; on the East by lot now or formerly of John A. Cox; on the South by lots now or formerly of J.G. Gripple and Charles McBride; and on the West by Catherine Street. Upon which is erected a frame dwelling house and out buildings.

Tax Parcel ID No. 05E-03--205-00-000.

Also Known as 531 Catherine Street, Bloomsburg, PA 17815

BEING the same premises which Elizabeth A. Snyder, single by Deed dated 08/16/2007 and recorded in the Office of Recorder of Deeds of Columbia County on 08/16/2007 at Book/Page or Instrument #200708483 granted and conveyed unto Elizabeth A. Snyder, single and Renn W. Snyder, single as joint tenants with right of survivorship.

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
EDWARD J. MCKEE, ESQUIRE (316721)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
DANIEL P. JONES, ESQUIRE (321876)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Citibank, N.A., not in its individual capacity, but
solely as owner trustee of the New Residential
Mortgage Loan Trust 2020-1
Plaintiff

v.

Elizabeth A. Snyder and Renn W. Snyder
Defendants

Civil Action No. : 2021-CV-16

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Elizabeth A. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

Renn W. Snyder
5133 Kensington Way
Las Cruces, NM 88012-7457

Your real estate at 531 Catherine Street, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on July 28 at 9:00 am to enforce the court judgment of \$75,751.14 obtained by Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1 against you.

**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 canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

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Plaintiff

Civil Action No. : 2021-CV-16

v.

MORTGAGE FORECLOSURE

Elizabeth A. Snyder and Renn W. Snyder
Defendant(s)

WAIVER OF WATCHMAN

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



Attorney for Plaintiff

Now this 6th day of May, 2021, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV16

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, JULY 28, 2021
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.

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PROPERTY ADDRESS: 531 CATHERINE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-205-00-000

Seized and taken into execution to be sold as the property of ELIZABETH A SNYDER, RENN W SNYDER in suit of CITIBANK N.A.

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:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

STERN & EISENBERG PC
NJ ATTORNEY BUSINESS ACCOUNT
1861 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

TD BANK
55-136/312

DATE
05/11/21

CHECK
20414

AMOUNT
\$1,350.00

PAY

TO THE
ORDER
OF

One Thousand Three Hundred Fifty and 00/100*****

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815



VOID AFTER 180 DAYS
[Signature]
AUTHORIZED SIGNATURE

⑈ 20414 ⑈ ⑆ 031201360 ⑆ 4347633459 ⑈

SECURE 88033

Security Features Included.

Details on back.