

# SHERIFF'S SALE COST SHEET

US Bank vs. Michael & Desirre Switzer  
 NO. 82-06 ED NO. 487-06 JD DATE/TIME OF SALE 8-23-06 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$12.00</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>377.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$772.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>997.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	<u>\$285.25</u>
SCHOOL DIST. 20	<u>\$914.47</u>
DELINQUENT 20	<u>\$1086.22</u>
TOTAL ***** \$ <u>2285.94</u>	

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

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

TOTAL COSTS (OPENING BID) \$3821.44

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

US Bank vs Michael & Desiray Swertzer

NO. 82-06 ED NO. 487-06 JD

DATE/TIME OF SALE: 8-23-06 0900

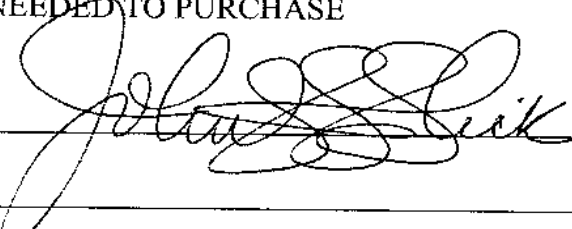
BID PRICE (INCLUDES COST) \$ 6,000

POUNDAGE - 2% OF BID \$ 120.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5791.44

PURCHASER(S): 

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 5791.44

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 3791.44

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY MYERS\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 26, 2006

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

RE: US Bank National Association as Trustee for the Structured  
Asset Investment Loan Trust, 2005-4  
vs.

Michael J. Sweitzer  
Desirea L. Sweitzer  
Property: 801 Mary Street  
Mifflinville, PA 18631  
Columbia County C.C.P. No.: 2006-CV-487-MF  
Sheriff's Sale Date: August 23, 2006

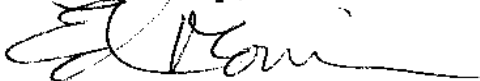
Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-4, 1270 Northland Drive Suite 200 Mendota Heights MN. 55120.

Enclosed please find our check in the amount of \$3,791.44 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Ed Morrison  
Legal Assistant

Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
**BUREAU OF INDIVIDUAL TAXES**  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name <b>Udren Law Offices, P.C.</b>		Telephone Number:	
Street Address <b>111 Woodcrest Road, Suite 200</b>		Area Code <b>(856)</b>	<b>482-6900</b>
City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08003</b>	

## B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>		Date of Acceptance of Document	
Street Address <b>P.O. Box 380</b>		Grantee(s)/Lessee(s) <b>U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-4</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	City <b>Mendota Heights</b>	State <b>MN</b>
Zip Code <b>17815</b>		Zip Code <b>55120</b>	

## C PROPERTY LOCATION

Street Address <b>801 Mary Street</b>		City, Township, Borough <b>Mifflinville</b>
County <b>Columbia</b>	School District <b>Mifflinville</b>	Tax Parcel Number <b>23-05E-012</b>

## D VALUATION DATA

1. Actual Cash Consideration <b>\$61,000.00</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$61,000.00</b>
4. Country Assessed Value <b>\$30,105.00</b>	5. Common Level Ratio Factor <b>x 3.47</b>	6. Fair Market Value <b>= \$104,464.35</b>

## E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or interstate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number **200501000**, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure**

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Correspondent or Responsible Party

Date

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Commerce**



America's Most Convenient Bank®  
1-800-YES-2000  
3-180/360

71254

71254

NUMBER

DATE

AMOUNT

\*\*Three Thousand Seven hundred Ninety One dollars and Forty Four cents\*\*

09/26/2006

\$3,791.44

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

For Settle with Sheriff 06030462 Sweitzer

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

*Michael A. Sweitzer*

VOID AFTER 90 DAYS

⑈071254⑈ ⑆036001808⑆ 36 589745 3⑈

Security Features Included:



Details on back

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Ed Morrison

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 3

**Phone:**

**Date:** August 29, 2006

**Re:** Sweitzer

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

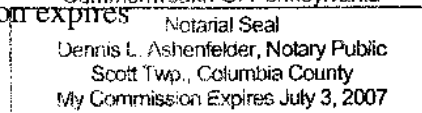
Brandon R. Eyerly, Publisher being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 2, 9, 16, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

-

Sworn and subscribed to before me this 16th day of August 2006

(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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.

.....

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

US Bank National Association  
as Trustee for the Structured  
Asset Investment Loan Trust,  
2005-4  
1270 Northland Drive, Suite  
200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

Michael J. Sweitzer  
Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603  
Defendant(s)

NO. 2006-CV-487-MF

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

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

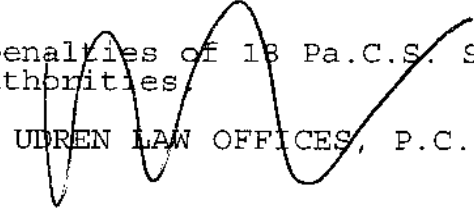
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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

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

Dated: July 19, 2006

UDREN LAW OFFICES, P.C.

BY:   
Mark J. Udren, Esquire  
Attorney for Plaintiff



UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

US Bank National Association as  
Trustee for the Structured Asset  
Investment Loan Trust, 2005-4  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

Michael J. Sweitzer  
Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

US Bank National Association as Trustee for the Structured Asset Investment Loan Trust, 2005-4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 801 Mary Street, Mifflinville, PA 18631

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

Michael J. Sweitzer 1517 Spring Garden Avenue  
Berwick, PA 18603

801 Mary Street  
Mifflinville, PA 18631

Zeisloft Ford, 1120 West Front St.  
Berwick, PA 18603

Desirea L. Sweitzer 1517 Spring Garden Avenue  
Berwick, PA 18603

801 Mary Street  
Mifflinville, PA 18631

797 Cherry Street  
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
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Option One Mortgage Corp., A California Corporation	3 Ada Irvine, CA 92618
--	---------------------------

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

Name	Address
------	---------

none

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

Name	Address
------	---------

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

Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
----------------------------	------------------------------------

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

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

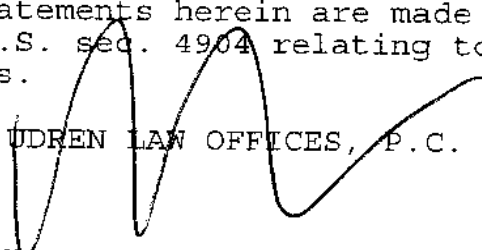
Name	Address
------	---------

Tenants/Occupants	801 Mary Street Mifflinville, PA 18631
-------------------	---

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. sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

DATED: July 19, 2006

  
\_\_\_\_\_  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

US Bank National Association  
as Trustee for the Structured  
Asset Investment Loan Trust,  
2005-4

1270 Northland Drive, Suite  
200

Mendota Heights, MN 55120  
Plaintiff

v.

Michael J. Sweitzer

Desirea L. Sweitzer

1517 Spring Garden Avenue

Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2006-CV-487-MF

DATE: July 13, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): Michael J. Sweitzer & Desirea L. Sweitzer

PROPERTY: 801 Mary Street, Mifflinville, PA 18631

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 23, 2006, at 9:00am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER

111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

Name and Address of Sender

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

EXHIBIT A

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1	SWEITZER	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380, BLOOMSBURG, PA 17815										
2		DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815										
3		COM OF PA, DEPT OF REV, BUR OF COMPLIANCE PO BOX 281230, HARRISBURG, PA 17128-1230										
4	06030462	TENANTS/ OCCUPANTS 801 MARY STREET MIFFLINVILLE, PA 18631										
5												
6												
7												
8	COLUMBIA											
9												
10												
11	K. BLACK											
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R950, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							

UDREN LAW OFFICES, P.C.  
 WOODCREST CORPORATE CENTER  
 111 WOODCREST ROAD  
 CHERRY HILL, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for  
 Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

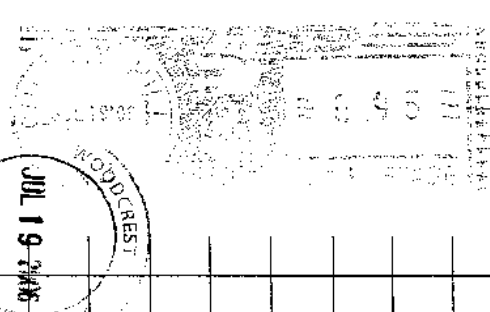
Check appropriate block for  
 Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as  
 certificate of mailing or for  
 additional copies of this bill.

Postmark and Date of Receipt

EXHIBIT A

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Int'l Del. Fee
1	SWEITZER	OPTION ONE MTG. CORP., A CALIFORNIA CORP. 3 ADA, IRVINE, CA 92618										
2												
3												
4	06030462											
5												
6												
7												
8	COLUMBIA											
9												
10												
11	K. BLACK											
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual F900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

US BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE STRUCTURED ASSET  
INVESTMENT LOAN TRUST, 2005-4

VS

Docket # 82ED2006

MORTGAGE FORECLOSURE

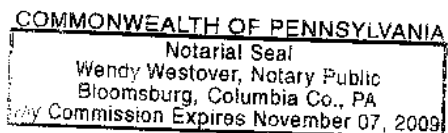
MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JUNE 21, 2006, AT 9:40 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON DESIREA SWEITZER--PERSONAL SERVICE AT 797 CHERRY  
STREET, BLOOMSBURG BY HANDING TO ROBBIE CONRAD, ADULT IN CHARGE, A TRUE  
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE  
CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 21, 2006

  
NOTARY PUBLIC



SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

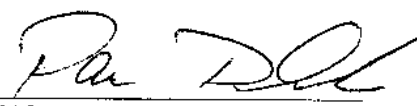
X   
P. D'ANGELO  
DEPUTY SHERIFF

EXHIBIT A

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

US BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE STRUCTURED ASSET  
INVESTMENT LOAN TRUST, 2005-4  
VS

Docket # 82ED2006

MORTGAGE FORECLOSURE

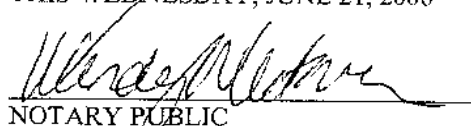
MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

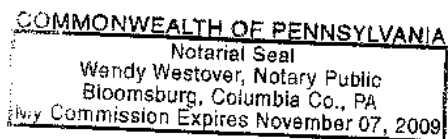
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, JUNE 12, 2006, AT 11:30 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON MICHAEL SWITZER--PERSONAL SERVICE AT 1517 SPRING  
GARDEN AVE., BERWICK BY HANDING TO MICHAEL SWEITZER, , A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 21, 2006

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

EXHIBIT B

82

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

US Bank National Association  
as Trustee for the Structured  
Asset Investment Loan Trust,  
2005-4  
1270 Northland Drive, Suite  
200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2006-CV-487-MF

v.  
Michael J. Sweitzer  
Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603  
Defendant(s)

DATE: July 13, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

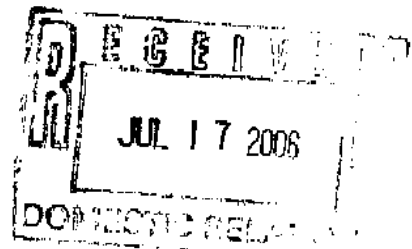
OWNER(S): Michael J. Sweitzer &amp; Desirea L. Sweitzer

PROPERTY: 801 Mary Street, Mifflinville, PA 18631

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 23, 2006, at 9:00am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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



Closed  
6-17-06



- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

2. Article Number  
(Transfer from service label)

7005 1160 0000 0372 7513

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
S. SMALL BUSINESS ADMINISTRATION  
ROBERT N. C. NIX FEDERAL BUILDING  
0 MARKET STREET-5TH FLOOR  
HARRISBURG, PA 17107

Article Number

(Transfer from service label)

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? Yes ☐ No ☐ If YES, enter delivery address below:

3. Service Type  
A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? Yes ☐ No ☐ If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? Yes ☐ No ☐ If YES, enter delivery address below:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? Yes ☐ No ☐ If YES, enter delivery address below:

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

US BANK N.A.

VS.

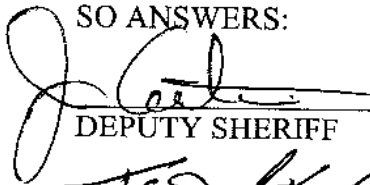
MICHAEL & DESIREA SWEITZER

WRIT OF EXECUTION #82 OF 2006 ED


POSTING OF PROPERTY

July 11, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MICHAEL & DESIREA SWEITZER AT 801 MARY STREET MIFFLINVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:



DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11<sup>TH</sup> DAY OF JULY 2006



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

US BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE STRUCTURED ASSET  
INVESTMENT LOAN TRUST, 2005-4

VS

Docket # 82ED2006

MORTGAGE FORECLOSURE

MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

AFFIDAVIT OF SERVICE

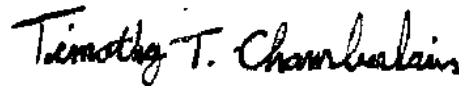
NOW, THIS MONDAY, JUNE 12, 2006, AT 11:30 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON MICHAEL SWITZER--PERSONAL SERVICE AT 1517 SPRING  
GARDEN AVE., BERWICK BY HANDING TO MICHAEL SWEITZER, , A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 21, 2006

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 794-6300

US BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE STRUCTURED ASSET  
INVESTMENT LOAN TRUST, 2005-4

VS

Docket # 82ED2006

MORTGAGE FORECLOSURE

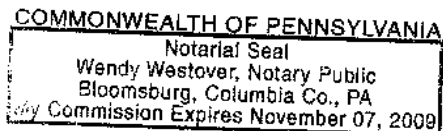
MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

AFFIDAVIT OF SERVICE

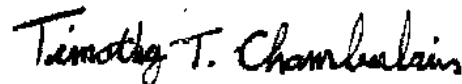
NOW, THIS WEDNESDAY, JUNE 21, 2006, AT 9:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DESIREA SWEITZER--PERSONAL SERVICE AT 797 CHERRY STREET, BLOOMSBURG BY HANDING TO ROBBIE CONRAD, ADULT IN CHARGE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 21, 2006

  
NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X   
P. D'ANGELO  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/24/2006

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 82ED2006

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
MICHAEL SWITZER--PERSONAL SERVICE
1517 SPRING GARDEN AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MICHAEL SWITZER

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 06.12.06 TIME 1130 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

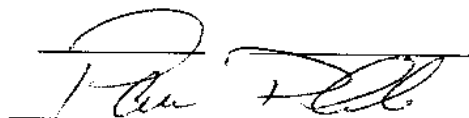
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS


DEPUTY



DATE 06.12.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/24/2006

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 82ED2006

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT

MICHAEL J. SWEITZER  
DESIREA L. SWEITZER  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
DESIREA SWEITZER-PERSONAL SERVICE
1517 SPRING GARDEN AVE.
BERWICK

PAPERS TO SERVED - CHERRY ST  
MORTGAGE FORECLOSURE WHITE HOUSE

- 231-9498  
W 271-4700 X4772

SERVED UPON ROBBIE CONRAD

RELATIONSHIP FRIEND IDENTIFICATION \_\_\_\_\_

DATE 06.21.06 TIME 0940 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 797 CHERRY ST. BLOOMSBURG, PA.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

06.21.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/24/2006

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 82ED2006

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Leslie LEVAN

RELATIONSHIP Court Service IDENTIFICATION \_\_\_\_\_

DATE 6-12-6 TIME 1205 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 6-12-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/24/2006

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 82ED2006

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT

MICHAEL J. SWEITZER  
DESIREA L. SWEITZER  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
TENANT(S)
801 MARY ST.
MIFFLINVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

*VACANT*

RELATIONSHIP

IDENTIFICATION

DATE 06.12.06 TIME 1115 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

*[Signature]*

DATE 06.12.06



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/24/2006

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 82ED2006

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH ST.
MIFFLINVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON POSSO

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 06-12-06 TIME 1110 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Flu D. De DATE 06-12-06

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:12-JUN-06

FEE:\$5.00

CERT. NO:2127

SWEITZER MICHAEL J & DESIREA L  
1517 SPRING GARDEN AVE  
BERWICK PA 18603

DISTRICT: MIFFLIN TWP  
DEED 20050-0999  
LOCATION: 711 MARY ST MIFFLINVILLE  
PARCEL: 23 -05E-012-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,059.22	22.00		0.00	1,081.22
TOTAL DUE :						\$1,081.22

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY:

Timothy I. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/24/2006

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 82ED2006

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT

MICHAEL J. SWEITZER  
DESIREA L. SWEITZER  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 6-12-6 TIME CEIS MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arla

DATE 6-12-6

# REAL ESTATE OUTLINE

ED # 82-06

DATE RECEIVED 5-24-06  
DOCKET AND INDEX 5-25-06

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR 1500.00 ✓ CK# 60570  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Aug 28, 06 TIME 0900  
POSTING DATE July 13, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug 2  
2<sup>ND</sup> WEEK 9  
3<sup>RD</sup> WEEK 16, 06

# SHERIFF'S SALE

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WEDNESDAY AUGUST 23, 2006 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 82 OF 2006 ED AND CIVIL WRIT NO. 487 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO CERTAIN HALF LOTS AND TRACTS OF LAND lying and being situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of Lot Number 119; thence in an Easterly direction along the boundary of Lots Number 119 and 114 to a point at the Southwest corner of Lot Number 113; thence continuing in the same direction, but now along the boundary line between Lot Number 120 and Lot Number 113 to a point on the Western side of John Street; thence in a Southerly direction along the Western boundary of John Street to a point exactly half way between the Northeastern and the Southeastern corners of Lot Number 120; thence in a Westerly direction on a line parallel with the first course herein, said line being a straight line drawn exactly down the center of Lot Number 120 and continuing down the center of Lot Number 119 from John Street to Mary Street to a point in Mary Street exactly half way between the Southwest corner and the Northwest corner of Lot number 119; thence in a Northerly direction along the Eastern Boundary of Mary Street to a point, the place of beginning.

This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

BEING KNOWN AS: 801 MARY STREET, MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-012

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. SWEITZER AND DESIREA L. SWEITZER, HUSBAND AND WIFE BY DEED FROM MARLENE E. KARCHNER DATED 01/28/05 AND RECORDED 01/31/05 INSTRUMENT NO.: 200500999

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY AUGUST 23, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 82 OF 2006 ED AND CIVIL WRIT NO. 487 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO CERTAIN HALF LOTS AND TRACTS OF LAND lying and being situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of Lot Number 119; thence in an Easterly direction along the boundary of Lots Number 119 and 114 to a point at the Southwest corner of Lot Number 113; thence continuing in the same direction, but now along the boundary line between Lot Number 120 and Lot Number 113 to a point on the Western side of John Street; thence in a Southerly direction along the Western boundary of John Street to a point exactly half way between the Northeastern and the Southeastern corners of Lot Number 120; thence in a Westerly direction on a line parallel with the first course herein, said line being a straight line drawn exactly down the center of Lot Number 120 and continuing down the center of Lot Number 119 from John Street to Mary Street to a point in Mary Street exactly half way between the Southwest corner and the Northwest corner of Lot number 119; thence in a Northerly direction along the Eastern Boundary of Mary Street to a point, the place of beginning.

This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

BEING KNOWN AS: 801 MARY STREET, MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-012

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. SWEITZER AND DESIREA L. SWEITZER, HUSBAND AND WIFE BY DEED FROM MARLENE E. KARCHNER DATED 01/28/05 AND RECORDED 01/31/05 INSTRUMENT NO.: 200500999

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

US Bank National Association as  
Trustee for the Structured Asset  
Investment Loan Trust, 2005-4  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff  
v.

Michael J. Sweitzer  
Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

*2006-ED-82*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

801 Mary Street  
Mifflinville, PA 18631  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$103,410.25

Interest From 5/21/06

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$19.09

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

\$ \_\_\_\_\_

Prothonotary

By

*Tami B. Kline*  
Clerk

Date

5-23-2006

ALL THOSE TWO CERTAIN HALF LOTS AND TRACTS OF LAND lying and being situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of Lot Number 119; thence in an Easterly direction along the boundary of Lots Number 119 and 114 to a point at the Southwest corner of Lot Number 113; thence continuing in the same direction, but now along the boundary line between Lot Number 120 and Lot Number 113 to a point on the Western side of John Street; thence in a Southerly direction along the Western boundary of John Street to a point exactly half way between the Northeastern and the Southeastern corners of Lot Number 120; thence in a Westerly direction on a line parallel with the first course herein, said line being a straight line drawn exactly down the center of Lot Number 120 and continuing down the center of Lot Number 119 from John Street to Mary Street to a point on Mary Street exactly half way between the Southwest corner and the Northwest corner of Lot number 119; thence in a Northerly direction along the Eastern Boundary of Mary Street to a point, the place of beginning.

This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

BEING KNOWN AS: 801 MARY STREET, MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-012

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. SWEITZER AND DESIREA L. SWEITZER, HUSBAND AND WIFE BY DEED FROM MARLENE E. KARCHNER DATED 01/28/05 RECORDED 01/31/05 INSTRUMENT NO.: 200500999.



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ATTORNEY FOR PLAINTIFF

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1270 Northland Drive, Suite 200  
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Desirea L. Sweitzer  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

*2006-ED-82*

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

To: Michael J. Sweitzer  
801 Mary Street  
Mifflinville, PA 18631

*or 711*  
Your house (real estate) at 801 Mary Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on Aug. 23, 2006 at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$103,410.25, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

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

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

**LAWYER REFERRAL SERVICE**  
Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
570-784-8760

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

US Bank National Association as  
Trustee for the Structured Asset  
Investment Loan Trust, 2005-4  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

Michael J. Sweitzer  
Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

*2006-ED-82*

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

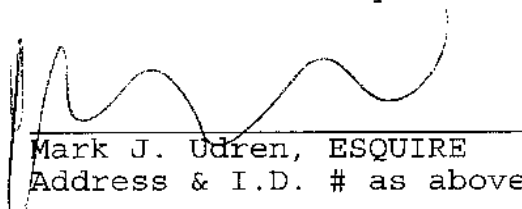
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
- ☒ B. Tenants by Entireties
- ☐ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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ATTORNEY FOR PLAINTIFF

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1517 Spring Garden Avenue  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

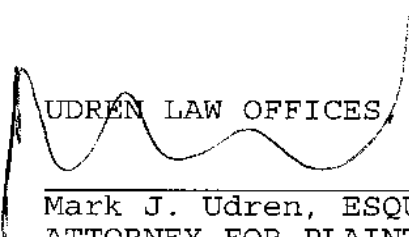
*2006-ED 82*

#### C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

  
UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

US Bank National Association as  
Trustee for the Structured Asset  
Investment Loan Trust, 2005-4  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Michael J. Sweitzer  
Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

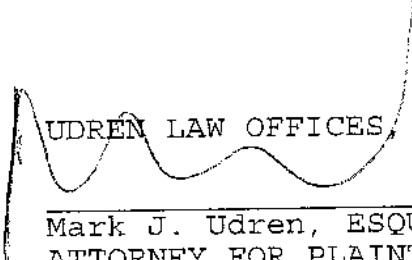
*2006-ED-82*

### C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

  
UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

US Bank National Association as  
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1270 Northland Drive, Suite 200  
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Plaintiff

v.

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Desirea L. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

*2006-ED-82*

AFFIDAVIT PURSUANT TO RULE 3129.1

US Bank National Association as Trustee for the Structured Asset Investment Loan Trust, 2005-4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 801 Mary Street, Mifflinville, PA 18631

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

Michael J. Sweitzer 1517 Spring Garden Avenue  
Berwick, PA 18603

801 Mary Street  
Mifflinville, PA 18631

Zeisloft Ford, 1120 West Front St.  
Berwick, PA 18603

Desirea L. Sweitzer 1517 Spring Garden Avenue  
Berwick, PA 18603

801 Mary Street  
Mifflinville, PA 18631

797 Cherry Street  
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

Name Address

none

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

Name Address

Plaintiff herein. See Caption above.

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

Name Address

none

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

Name Address

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

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

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

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

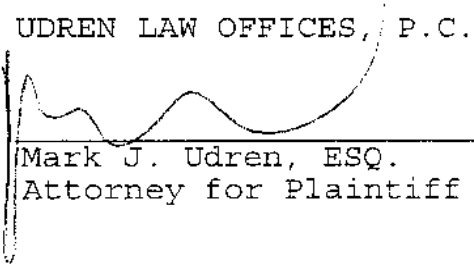
Name Address

Tenants/Occupants 801 Mary Street Mifflinville, PA 18631

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. sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

DATED: May 20, 2006

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

US Bank National Association as  
Trustee for the Structured Asset  
Investment Loan Trust, 2005-4  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Michael J. Sweitzer

Desirea L. Sweitzer

1517 Spring Garden Avenue

Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

*2006-ED 82*

AFFIDAVIT PURSUANT TO RULE 3129.1

US Bank National Association as Trustee for the Structured Asset Investment Loan Trust, 2005-4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 801 Mary Street, Mifflinville, PA 18631

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

Name

Address

Michael J. Sweitzer

1517 Spring Garden Avenue  
Berwick, PA 18603

801 Mary Street  
Mifflinville, PA 18631

Zeisloft Ford, 1120 West Front St.  
Berwick, PA 18603

Desirea L. Sweitzer

1517 Spring Garden Avenue  
Berwick, PA 18603

801 Mary Street  
Mifflinville, PA 18631

797 Cherry Street  
Bloomsburg, PA 17815

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

Name

Address

SAME AS #1 ABOVE



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

Name	Address
------	---------

none

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

Name	Address
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Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
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none

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

Name	Address
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Columbia County Tax Claim Bureau	P.O. Box 380, Bloomsburg, PA 17815
----------------------------------	------------------------------------

Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
----------------------------	------------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

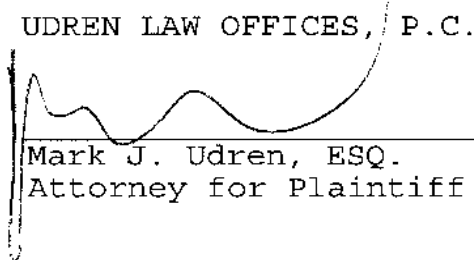
Name	Address
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Tenants/Occupants	801 Mary Street Mifflinville, PA 18631
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

DATED: May 20, 2006

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-487-MF

*2006-ED-82*

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

To: Michael J. Sweitzer  
1517 Spring Garden Avenue  
Berwick, PA 18603

Your house (real estate) at 801 Mary Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$103,410.25, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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**ASSOCIATION DE LICENCIADOS**  
Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
570-784-8760

ALL THOSE TWO CERTAIN HALF LOTS AND TRACTS OF LAND lying and being situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of Lot Number 119; thence in an Easterly direction along the boundary of Lots Number 119 and 114 to a point at the Southwest corner of Lot Number 113; thence continuing in the same direction, but now along the boundary line between Lot Number 120 and Lot Number 113 to a point on the Western side of John Street; thence in a Southerly direction along the Western boundary of John Street to a point exactly half way between the Northeastern and the Southeastern corners of Lot Number 120; thence in a Westerly direction on a line parallel with the first course herein, said line being a straight line drawn exactly down the center of Lot Number 120 and continuing down the center of Lot Number 119 from John Street to Mary Street to a point on Mary Street exactly half way between the Southwest corner and the Northwest corner of Lot number 119; thence in a Northerly direction along the Eastern Boundary of Mary Street to a point, the place of beginning.

This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

BEING KNOWN AS: 801 MARY STREET, MIFFLINVILLE, PA 18631  
PROPERTY ID NO.: 23-05E-012

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. SWEITZER AND DESIREA L. SWEITZER, HUSBAND AND WIFE BY DEED FROM MARLENE E. KARCHNER DATED 01/28/05 RECORDED 01/31/05 INSTRUMENT NO.: 200500999.

ALL THOSE TWO CERTAIN HALF LOTS AND TRACTS OF LAND lying and being situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of Lot Number 119; thence in an Easterly direction along the boundary of Lots Number 119 and 114 to a point at the Southwest corner of Lot Number 113; thence continuing in the same direction, but now along the boundary line between Lot Number 120 and Lot Number 113 to a point on the Western side of John Street; thence in a Southerly direction along the Western boundary of John Street to a point exactly half way between the Northeastern and the Southeastern corners of Lot Number 120; thence in a Westerly direction on a line parallel with the first course herein, said line being a straight line drawn exactly down the center of Lot Number 120 and continuing down the center of Lot Number 119 from John Street to Mary Street to a point on Mary Street exactly half way between the Southwest corner and the Northwest corner of Lot number 119; thence in a Northerly direction along the Eastern Boundary of Mary Street to a point, the place of beginning.

This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

BEING KNOWN AS: 801 MARY STREET, MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-012

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. SWEITZER AND DESIREA L. SWEITZER, HUSBAND AND WIFE BY DEED FROM MARLENE E. KARCHNER DATED 01/28/05 RECORDED 01/31/05 INSTRUMENT NO.: 200500999.

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**BEGINNING** at a point at the Northwest corner of Lot Number 119; thence in an Easterly direction along the boundary of Lots Number 119 and 114 to a point at the Southwest corner of Lot Number 113; thence continuing in the same direction, but now along the boundary line between Lot Number 120 and Lot Number 113 to a point on the Western side of John Street; thence in a Southerly direction along the Western boundary of John Street to a point exactly half way between the Northeastern and the Southeastern corners of Lot Number 120; thence in a Westerly direction on a line parallel with the first course herein, said line being a straight line drawn exactly down the center of Lot Number 120 and continuing down the center of Lot Number 119 from John Street to Mary Street to a point on Mary Street exactly half way between the Southwest corner and the Northwest corner of Lot number 119; thence in a Northerly direction along the Eastern Boundary of Mary Street to a point, the place of beginning.

This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

BEING KNOWN AS:            801 MARY STREET, MIFFLINVILLE, PA 18631

PROPERTY ID NO.:        23-05E-012

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This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

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PROPERTY ID NO.:        23-05E-012

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This description is intended to cover and this deed to convey the Northern half of Lot Number 120 and of Lot Number 119 as shown on plot or plan.

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**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400

FAX: 856 . 669-5399

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215-568-9500

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MARK J. UDREN\*

STUART WINNEG\*\*

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HEIDI R. SPIVAK\*\*\*

MARISA JOY MYERS\*\*\*

LORRAINE DOYLE\*\*

ALAN M. MINATO\*\*\*

DWIGHT MICHAELSON\*\*\*

\*ADMITTED NJ, PA, FL

\*\*ADMITTED PA

\*\*\*ADMITTED NJ, PA

TINA MARIE RICH

OFFICE ADMINISTRATOR

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 20, 2006

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

Re: US Bank National Association as Trustee for the Structured  
Asset Investment Loan Trust, 2005-4

vs.

Michael J. Sweitzer

Desirea L. Sweitzer

Columbia County C.C.P. No. 2006-CV-487-MF

Dear Sir:

Please serve the Defendant(s), Michael J. Sweitzer and Desirea L. Sweitzer at 1517 Spring Garden Avenue, Berwick, PA 18603.

**\* Serve personally only due to divorce action. \***

Please then, POST the property with the Handbill at 801 Mary Street Mifflinville, PA 18631.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669-5400  
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MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY MYERS\*\*\*  
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ALAN M. MINATO\*\*\*  
DWIGHT MICHAELSON\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

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Office of the Sheriff  
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Desirea L. Sweitzer  
Columbia County C.C.P. No. 2006-CV-487-MF

 **COPY**

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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA ESCHOW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank

3-180/360

60570

60570

NUMBER

DATE

05/15/2006

AMOUNT

\$1,500.00

\*\*One Thousand Five hundred dollars and Zero cents\*\*

PAY  
TO THE  
ORDER OF

Sheriff of Columbia County

For SHERIFF SALE DEPOSIT 06030462 Sweitzer

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

VOID AFTER 90 DAYS

⑈060570⑈ ⑆036001808⑆ 36 589745 3⑈

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