

# SHERIFF'S SALE COST SHEET

US Bank VS. Nathaniel & Pamela Brosier  
 NO. 98-06 ED NO. 639-06 JD DATE/TIME OF SALE 8-23-06 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>454.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>583.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>808.00</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>342.45</u>
SCHOOL DIST. 20	\$ <u>1120.25</u>
DELINQUENT 20	\$ <u>1656.96</u>
TOTAL ***** \$ <u>3119.67</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 4583.17

## SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 4813.17

GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND FIVE HUNDRED EIGHT AND 26 / 100

DOLLARS

\$2,508.26

FIRSTTRUST BANK

3-7380/2360

09/20/2006

270723

Security features. Details on back.

MORTGAGE DISBURSEMENT ACCOUNT

*[Signature]*  
AUTHORIZED SIGNATURE

MEMO

*Lyons*

⑈ 270723⑈ ⑆ 23607380⑆ 70 1100018⑈

## Amanda Dilchus

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**From:** Tim Chamberlain [tchamber@columbiapa.org]  
**Sent:** Friday, September 15, 2006 10:32 AM  
**To:** Amanda Dilchus  
**Subject:** Bressler

In order to record the deed in the name of U.S. Bank N.A., transfer tax  
in  
the amount of \$2,508.26 must be paid.  
fair market value \$125,412.74 x .02 is 2,508.26  
Please make check payable to Columbia County Sheriff and this deed will  
be  
recorded as soon as possible.  
Thank You,  
Tim Chamberlain  
Columbia County Sheriff

**GOLDBECK MCCAFFERTY & MCKEEVER**  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

August 29, 2006

SHERIFF OF COLUMBIA COUNTY  
Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs. NATHANIEL T.  
LYONS BRESSLER and PAMELA LYONS BRESSLER  
**Sale Book/Writ No.:** /  
Docket Number: 2006 CV 639 MF  
Sale Date: 08/23/2006  
Property Address: 240 E. 4th Street Mifflinville, PA 18631

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE  
SECURITIZATION SERVICING AGREEMENT DATED AS OF OCTOBER 1,  
2004 STRUCTURED ASSET SECURITIES CORPORATION FREMONT HOME  
LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-3  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

**If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Amy Gough.** Please notify our office when the deed is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Amanda Dilchus  
Post Sale Department  
215-825-6323  
215-825-6423 (fax)  
[adilchus@goldbecklaw.com](mailto:adilchus@goldbecklaw.com)  
Amy Gough  
215-825-6348  
215-825-6448 (fax)  
[agough@goldbecklaw.com](mailto:agough@goldbecklaw.com)  
Jeff Nefferdorf  
Post Sale Department (FHA & VA)  
215-825-6343  
215-825-6443 (fax)

## Assignment of Bid

NO. 2006 CV 639 MF – BRESSLER  
240 E. 4th Street  
Mifflinville, PA 18631

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated August 23, 2006 to:

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION  
SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 STRUCTURED ASSET  
SECURITIES CORPORATION FREMONT HOME LOAN TRUST MORTGAGE PASS  
THROUGH CERTIFICATES, SERIES 2004-3  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

GOLDBECK MCCAFFERTY & MCKEEVER

Date: August 29, 2006

  
JOSEPH A. GOLDBECK, JR.

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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		TELEPHONE NUMBER	
GOLDBECK, McCAFFERTY & McKEEVER		(215) 627-1322	
STREET ADDRESS	CITY	STATE	ZIP CODE
701 Market Street, Suite 5000 - Mellon Independence Center	Philadelphia	PA	19106-1532

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT
	GRANTEE(S)/LESSEE(S) U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 STRUCTURED ASSET SECURITIES CORPORATION FREMONT HOME LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-3
STREET ADDRESS Sheriff's Office, PO Box 380	STREET ADDRESS One Old Country Road, Suite 429
CITY STATE ZIP CODE Bloomsburg PA 17815	CITY STATE ZIP CODE Carle Place NY 11514

**C. PROPERTY LOCATION**

STREET ADDRESS 240 E. 4th Street	CITY, TOWNSHIP, BOROUGH Mifflinville - MIFFLIN TOWNSHIP	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 23-05C-023-01
1. ACTUAL CASH CONSIDERATION \$99,000.00	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$99,000.00

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE \$36,142.00	5. COMMON LEVEL RATIO FACTOR X 3.47	6. FAIR MARKET VALUE = \$125,412.74
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**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
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**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession
- ☐ Transfer to Industrial Development Agency. (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200407780
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law or ordinance, 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

DATE



August 29, 2006

GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

FOUR THOUSAND EIGHT HUNDRED THIRTEEN AND 17 / 100

FIRSTTRUST BANK

3-7380/2360

08/31/2006

\$4,813.17

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Bressler*

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 268886 ⑈ ⑆ 23607380 ⑆ 70 100018 ⑈

268886

Security features. Details on back.



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

US Bank vs Nathaniel + Pamela Bressler

NO. 98-06 ED NO. 639-06 JD

DATE/TIME OF SALE: 8-23-06 0930

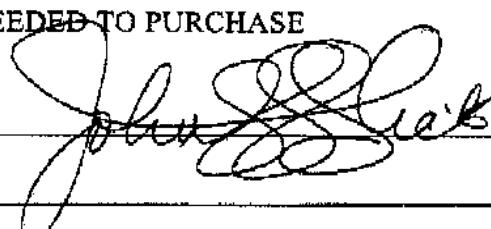
BID PRICE (INCLUDES COST) \$ 99,000.00

POUNDAGE - 2% OF BID \$ 1980.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6813.17

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 6813.17

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 4813.17

SC

## SHERIFF'S SALE COST SHEET

US Bank vs. Nathaniel & Pamela Bressler  
 NO. 98-06 ED NO. 639-06 JD DATE/TIME OF SALE 8-03-06 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
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MAILING COSTS	\$ <u>37.50</u>	
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ADVERTISING SALE (NEWSPAPER)	\$15.00	
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TOTAL *****		\$ <u>454.00</u>

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PRESS ENTERPRISE INC.	\$ <u>583.00</u>	
SOLICITOR'S SERVICES	\$75.00	
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SCHOOL DIST. 20	\$ <u>1120.26</u>	
DELINQUENT 20	\$ <u>1656.96</u>	
TOTAL *****		\$ <u>3119.67</u>

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4583.17

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.

Article Addressed to:  
Commonwealth of PA  
PO box 2675  
Harrisburg, PA 17105

PS Form 3811, February 2004 (Transfer from service label)	DOMESTIC RETURN RECEIPT RETURN TO:	<b>SENDER: COMPLETE THIS SECTION</b>
	PS Form 3811, February 2004 (Transfer from service label)	RETURN TO:

DOMESTIC RETURN RECEIPT  
 RETURN TO:

PS Form 3811, February 2004  
 (Transfer from service label)

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1. Article Addressed to:

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

---

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

<b>COMPLETE THIS SECTION ON DELIVERY</b>	
A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address	
B. Received by (Printed Name)	C. Date of Delivery JUN 2 6 21
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
005 1160 0000 0372 8002	

## SENDER: COMPLETE THIS SECTION

- 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:

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

## 2. Article

(Trans)

PS Form

## SENDER: COMPLETE THIS SECTION

- 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:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

## 2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 0372 6019

102995-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

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

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes ☒ No

## COMPLETE THIS SECTION ON DELIVERY

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

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes ☒ No

**GOLDBECK McCAFFERTY & McKEEVER**  
A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

August 9, 2006

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2006 CV 639 MF  
**NATHANIEL T. LYONS BRESSLER and PAMELA**  
**LYONS BRESSLER**

Real Estate Division:

The above case may be sold on August 23, 2006. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: /s/ Barbara Hand  
Barb Hand, Paralegal  
Manager of Pre-Sale Department  
Phone: (215) 825-6320 (direct dial)  
Fax: (215) 825-6420  
Email: bhand@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

One Old Country Road

Suite 429

Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER

PAMELA LYONS BRESSLER

**Mortgagor(s) and**

**Record Owner(s)**

240 E. 4th Street

Mifflinville, PA 18631

Defendant(s)

MS-1770

CF: 05/10/2006

SD: 08/23/2006

\$129,924.33

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006 CV 639 MF

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult (copy of return attached).~~ *Per Sheriff Chamberlain 7/21/06.*
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

*Joseph A. Goldbeck, Jr.*  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

7006 0610 0005 5364 1738

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 2.79	Postmark Here
Certified Fee	Yes	
Return Receipt Fee (Endorsement Required)	Yes	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.04	

Sent To: MS-1770 8/23  
 BRESSLER, NATHANIEL T. LYONS  
 Street, Apt. No., or PO Box No. 240 E. 4th Street  
 City, State, ZIP+4 Mifflinville, PA 17631

PS Form 3800, June 2002 See Reverse for Instructions

7006 0610 0005 5364 1707

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 2.79	Postmark Here
Certified Fee	Yes	
Return Receipt Fee (Endorsement Required)	Yes	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.04	

Sent To: MS-1770 8/23  
 BRESSLER, PAMELA LYONS  
 Street, Apt. No., or PO Box No. 20 West Main Street  
 City, State, ZIP+4 Bloomsburg, PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

7006 0610 0005 5364 1714

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 3.03	Postmark Here
Certified Fee	Yes	
Return Receipt Fee (Endorsement Required)	Yes	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.28	

Sent To: MS-1770 8/23  
 BRESSLER, NATHANIEL T. LYONS  
 Street, Apt. No., or PO Box No. 20 West Main Street  
 City, State, ZIP+4 Bloomsburg, PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

7006 0610 0005 5364 1721

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 2.79	Postmark Here
Certified Fee	Yes	
Return Receipt Fee (Endorsement Required)	Yes	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.04	

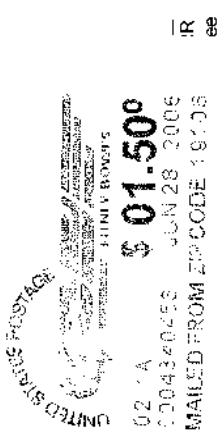
Sent To: MS-1770 8/23  
 BRESSLER, PAMELA LYONS  
 Street, Apt. No., or PO Box No. 240 E. 4th Street  
 City, State, ZIP+4 Mifflinville, PA 17631

PS Form 3800, June 2002 See Reverse for Instructions

Name and Address of Sender  
GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1532

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

Affix Stamp  
(If issued as  
certificate or  
for additl  
of this bill)  
Postmark  
Date of R



Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675		
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815		
3.	MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN P.O. Box 2026 Flint, MI 48501		
4.	MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN 175 North Riverview Drive Anaheim, CA 92808		
5.	TENANTS/OCCUPANTS 240 E. 4th Street Mifflinville, PA 18631		
6.			
7.			
8.			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse

NATHANIEL T. LYONS BRESSLER & PAMELA LYONS BRESSLER

Columbia



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE

One Old Country Road

Suite 429

Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER

PAMELA LYONS BRESSLER

**Mortgagor(s) and Record Owner(s)**

240 E. 4th Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006 CV 639 MF

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

240 E. 4th Street

Mifflinville, PA 18631

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

NATHANIEL T. LYONS BRESSLER

20 West Main Street

Apt. 10

Bloomsburg, PA 17815

PAMELA LYONS BRESSLER

20 West Main Street

Apt. 10

Bloomsburg, PA 17815

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

NATHANIEL T. LYONS BRESSLER

20 West Main Street

Apt. 10

Bloomsburg, PA 17815

PAMELA LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN  
P.O. Box 2026  
Flint, MI 48501

MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN  
175 North Riverview Drive  
Anaheim, CA 92808

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

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

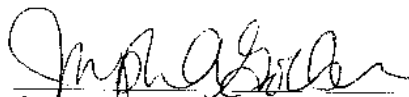
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
240 E. 4th Street  
Mifflinville, PA 18631

(attach separate sheet if more space is needed)

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.

DATED: August 9, 2006

  
GOLDBECK McCafferty & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

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 16<sup>th</sup> day of August 2006

(Notary Public)  
Commonwealth Of Pennsylvania  
My commission expires  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
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.

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

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE

Docket # 98ED2006

VS

MORTGAGE FORECLOSURE


NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER


AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JULY 21, 2006, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PAMELA LYONS BRESSLER AT 20 WEST MAIN ST. APT 10, BLOOMSBURG BY HANDING TO NATHANIEL BRESSLER, HUSBAND, 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 MONDAY, JULY 24, 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  
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (570) 399-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE

VS

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER

Docket # 98ED2006

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

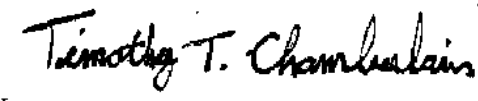
NOW, THIS FRIDAY, JULY 21, 2006, AT 3:45 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON NATHANIEL LYONS BRESSLER AT 20 WEST MAIN ST. APT 10,  
BLOOMSBURG BY HANDING TO NATHANIEL BRESSLER, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

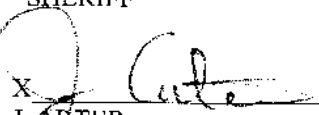
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, JULY 24, 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  
J. CARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/21/2006

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 98ED2006

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
NATHANIEL LYONS BRESSLER	MORTGAGE FORECLOSURE
20 WEST MAIN ST. APT 10	
BLOOMSBURG	

SERVED UPON NATHANIEL

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

DATE 7-21-06 TIME 1545 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
<u>7-21-06</u>	<u>1420</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY

DATE 7-21-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/21/2006

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 98ED2006

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT NATHANIEL T. LYONS BRESSLER

PAMELA LYONS BRESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
PAMELA LYONS BRESSLER	MORTGAGE FORECLOSURE
20 WEST MAIN ST. APT 10	
BLOOMSBURG	

SERVED UPON NATHANIEL

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

DATE 7-21-06 TIME 1545 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
<u>7-21-06</u>	<u>1430</u>	<u>NATH</u>	<u>CARD</u>

DEPUTY

J. Linton

DATE 7-21-06

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.

NATHANIEL & PAMELA BRESSLER

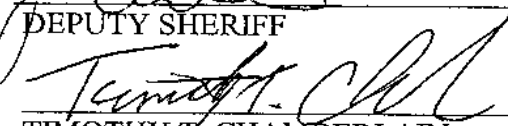
WRIT OF EXECUTION #98 OF 2006 ED

POSTING OF PROPERTY

July 11, 2006      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF NATHANIEL & PAMELA BRESSLER AT 240 E. 4<sup>TH</sup> 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



Bressler → Aug. 23, 2006

\$342.45 MIFFLIN Township  
└ Penalty

Face: \$1,120.26 School

(759-3600)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/21/2006

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 98ED2006

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
MIFFLIN WATER AUTHORITY C/O CURT MOOREHEAD
124 W. 3RD ST
MIFFLINVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Curt Moorehead

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

DATE 06 26 06 TIME 1650 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eys \_\_\_\_\_ 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

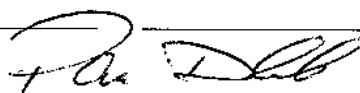
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 06 26 06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/21/2006

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 98ED2006

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT NATHANIEL T. LYONS BRESSLER

PAMELA LYONS BRESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
-----------------------

SUSAN NEVEL-TAX COLLECTOR
---------------------------

226 E. 5TH ST.
----------------

MIFFLINVILLE
--------------

PAPERS TO SERVED
------------------

MORTGAGE FORECLOSURE
----------------------

SERVED UPON Susan Nevel

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

DATE 06-26-06 TIME 1635 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 06-26-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/21/2006

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 98ED2006

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT NATHANIEL T. LYONS BRESSLER

PAMELA LYONS BRESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Leslie Lyons

RELATIONSHIP Cust Service IDENTIFICATION \_\_\_\_\_

DATE 6-26-06 TIME 0945 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 6-26-06

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:23-JUN-06

FEE:\$5.00

CERT. NO:2154

BRESSLER NATHANIEL T & PAMELA  
20 WEST MAIN STREET RM 207  
BLOOMSBURG PA 17815 1797

DISTRICT: MIFFLIN TWP  
DEED 20040-7779  
LOCATION: LOT 155  
PARCEL: 23 -05C-023-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,617.85	34.11		0.00	1,651.96
TOTAL DUE :						\$1,651.96

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 L. Chamberlain, Sheriff  
dm

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/21/2006

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 98ED2006

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT NATHANIEL T. LYONS BRESSLER

PAMELA LYONS BRESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON B. DeB H. H. H.

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

DATE 6-22-6 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

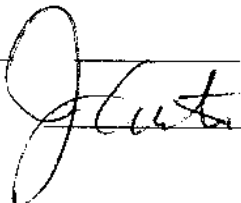
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB ☒ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY



DATE 6-22-6

# REAL ESTATE OUTLINE

ED # 78-0C

DATE RECEIVED 6-21-06  
DOCKET AND INDEX 7-22-06

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,350.00</del> OR <u>2000.00</u>	<u>✓</u>	CK# <u>261648</u>

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

SALE DATE	<u>Aug. 23, 06</u>	TIME <u>0930</u>
POSTING DATE	<u>July 18, 06</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug. 2</u>	
	2 <sup>ND</sup> WEEK <u>9</u>	
	3 <sup>RD</sup> WEEK <u>16, 06</u>	

# SHERIFF'S SALE

---

WEDNESDAY AUGUST 23, 2006 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 98 OF 2006 ED AND CIVIL WRIT NO. 639 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 that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:  
Bounded on the North by Third Street in said Village and fronting thereon 66 feet; Bounded on the East by other land now or formerly of Oreste Lupini and Wife, it being lot No. 156, and fronting thereon 231 feet; Bounded on the South by Fourth Street and fronting thereon 66 feet; and Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and Being designated as Lot No. 155 in the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at pages 509-510.  
Tax parcel no: 23-05C-023-01

## 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  
Joseph A. Goldbeck  
701 Market Street  
Philadelphia, PA 19106

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



# SHERIFF'S SALE

---

WEDNESDAY AUGUST 23, 2006 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 98 OF 2006 ED AND CIVIL WRIT NO. 639 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:

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All that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:  
Bounded on the North by Third Street in said Village and fronting thereon 66 feet; Bounded on the East by other land now or formerly of Oreste Lupini and Wife, it being lot No. 156, and fronting thereon 231 feet; Bounded on the South by Fourth Street and fronting thereon 66 feet; and Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and Being designated as Lot No. 155 in the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at pages 509-510.  
Tax parcel no: 23-05C-023-01

## 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.

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Plaintiff's Attorney  
Joseph A. Goldbeck  
701 Market Street  
Philadelphia, PA 19106

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
240 E. 4th Street  
Mifflinville, PA 18631

In the Court of Common Pleas of  
Columbia County

No. 2006 CV 639 MF

*2006-ED-98*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 240 E. 4th Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE \$129,924.33

Interest From 08/01/2005  
Through 06/19/2006

(Costs to be added)

Dated: June 21, 2006

*Lami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy \_\_\_\_\_





Goidbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE

One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
(Mortgagor(s) and Record Owner(s))  
240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 639 MF

*2006-ED-98*

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

240 E. 4th Street  
Mifflinville, PA 18631

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

NATHANIEL T. LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

PAMELA LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

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

NATHANIEL T. LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

PAMELA LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN  
P.O. Box 2026  
Flint, MI 48501

MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN  
175 North Riverview Drive  
Anaheim, CA 92808

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

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

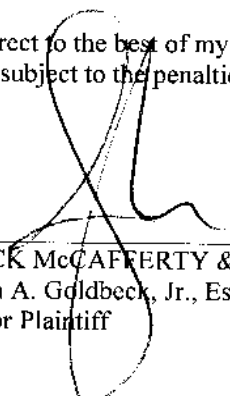
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
240 E. 4th Street  
Mifflinville, PA 18631

(attach separate sheet if more space is needed)

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.

DATED: June 19, 2006

  
\_\_\_\_\_  
GOLDBECK McCafferty & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE

One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
(Mortgagor(s) and Record Owner(s))  
240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 639 MF

*2006-ED-98*

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

240 E. 4th Street  
Mifflinville, PA 18631

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

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Apt. 10  
Bloomsburg, PA 17815

PAMELA LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

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

NATHANIEL T. LYONS BRESSLER  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

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PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN  
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Flint, MI 48501

MERS INC., AS NOMINEE FOR FREEMONT INVESTMENT & LOAN  
175 North Riverview Drive  
Anaheim, CA 92808

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

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

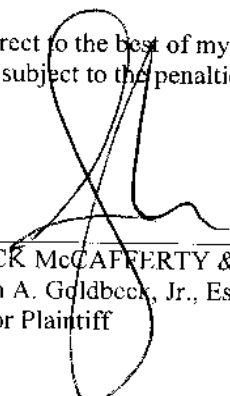
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
240 E. 4th Street  
Mifflinville, PA 18631

(attach separate sheet if more space is needed)

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.

DATED: June 19, 2006



\_\_\_\_\_  
GOLDBECK McCafferty & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
**Mortgagor(s) and Record Owner(s)**

240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2006 CV 639 MF  
*2006-ED-98*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: BRESSLER, PAMELA LYONS  
**PAMELA LYONS BRESSLER**  
240 E. 4th Street  
Mifflinville, PA 18631

Your house at 240 E. 4th Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on  
, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of  
\$129,924.33 obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE 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 cancelled if you pay to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE,  
the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must  
pay call: 215-627-1322

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
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 within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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 F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
**Mortgagor(s) and Record Owner(s)**  
240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

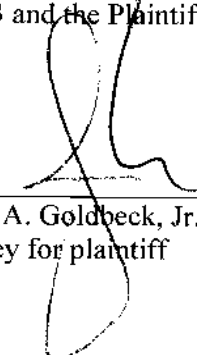
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006 CV 639 MF

*2006-ED-98*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
Mortgagor(s) and Record Owner(s)

240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

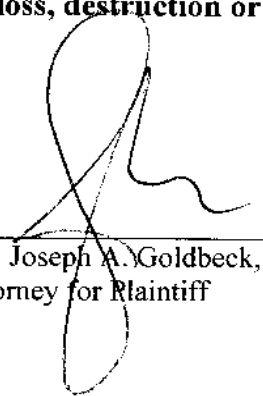
ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 639 MF

*2006-ED-98*

**WAIVER OF WATCHMAN**

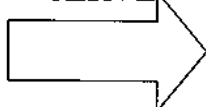
**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE	COURT NUMBER 2006 CV 639 MF	
DEFENDANT/S/ NATHANIEL T. LYONS BRESSLER and PAMELA LYONS BRESSLER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
PAMELA LYONS BRESSLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
240 E. 4<sup>TH</sup> STREET, MIFFLINVILLE PA 18631

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

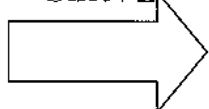
**PLEASE POST HANDBILL.**

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE June 19, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE	COURT NUMBER 2006 CV 639 MF	
DEFENDANT/S/ NATHANIEL T. LYONS BRESSLER and PAMELA LYONS BRESSLER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
NATHANIEL T. LYONS BRESSLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
240 E. 4<sup>TH</sup> STREET, MIFFLINVILLE PA 18631

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

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SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE June 19, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

All that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the North by Third Street in said Village and fronting thereon 66 feet;

Bounded on the East by other land now or formerly of Oreste Lupini and Wife, it being lot No. 156, and fronting thereon 231 feet;

Bounded on the South by Fourth Street and fronting thereon 66 feet; and

Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and

Being designated as Lot No. 155 in the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at pages 509-510.

Tax parcel no:23-05c-023-01

All that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the North by Third Street in said Village and fronting thereon 66 feet;

Bounded on the East by other land now or formerly of Oreste Lupini and Wife, it being lot No. 156, and fronting thereon 231 feet;

Bounded on the South by Fourth Street and fronting thereon 66 feet; and

Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and

Being designated as Lot No. 155 in the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at pages 509-510.

Tax parcel no:23-05c-023-01



All that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the North by Third Street in said Village and fronting thereon 66 feet;

Bounded on the East by other land now or formerly of Oreste Lupini and Wife, it being lot No. 156, and fronting thereon 231 feet;

Bounded on the South by Fourth Street and fronting thereon 66 feet; and

Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and

Being designated as Lot No. 155 in the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at pages 509-510.

Tax parcel no:23-05c-023-01

All that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the North by Third Street in said Village and fronting thereon 66 feet;

Bounded on the East by other land now or formerly of Oreste Lupini and Wife, it being lot No. 156, and fronting thereon 231 feet;

Bounded on the South by Fourth Street and fronting thereon 66 feet; and

Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and

Being designated as Lot No. 155 in the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at pages 509-510.

Tax parcel no:23-05c-023-01

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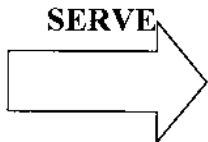
Bounded on the West by Lot No. 154 and fronting thereon 231 feet; and

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Tax parcel no:23-05c-023-01

# SHERIFF'S DEPARTMENT *Columbia* COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE	COURT NUMBER 2006 CV 639 MF	
DEFENDANT/S/ NATHANIEL T. LYONS BRESSLER and PAMELA LYONS BRESSLER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
PAMELA LYONS BRESSLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
20 West Main Street, Apt. 10, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE June 19, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

261648

FIRSTTRUST BANK

3-7380/2360

06/19/2006

\$2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

*[Signature]*  
AUTHORIZED SIGNATURE

GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

MEMO MS-1770-BRESSLER

261648 23607380 20 100018

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
One Old Country Road  
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Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
**Mortgagor(s) and Record Owner(s)**

240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS  
  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006 CV 639 MF

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

TO: BRESSLER, PAMELA LYONS  
**PAMELA LYONS BRESSLER**  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

Your house at 240 E. 4th Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$129,924.33 obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE 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 cancelled if you pay to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

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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 F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE	COURT NUMBER 2006 CV 639 MF	
DEFENDANT/S/ NATHANIEL T. LYONS BRESSLER and PAMELA LYONS BRESSLER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
NATHANIEL T. LYONS BRESSLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
20 West Main Street, Apt. 10, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY  <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE June 19, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
One Old Country Road  
Suite 429  
Carle Place, NY 11514  
Plaintiff

vs.

NATHANIEL T. LYONS BRESSLER  
PAMELA LYONS BRESSLER  
Mortgagor(s) and Record Owner(s)

240 E. 4th Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006 CV 639 MF

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: BRESSLER, NATHANIEL T. LYONS  
**NATHANIEL T. LYONS BRESSLER**  
20 West Main Street  
Apt. 10  
Bloomsburg, PA 17815

Your house at 240 E. 4th Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$129,924.33 obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE 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 cancelled if you pay to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT 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 the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
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 within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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