

# SHERIFF'S SALE COST SHEET

Fed. Nat. Mort. vs. Garrison / Albers  
 NO. 178-07 ED NO. 1441-07 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>21.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>311.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>791.46</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL ***** \$ <u>941.46</u>	

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>125</u>	\$ <u>2254.65</u>
TOTAL ***** \$ <u>2254.65</u>	

TOTAL COSTS (OPENING BID) \$ 3622.61  
1350  
 Due \$ 2272.61

Dgt.

MAIN OFFICE

To: SHERIFF OF COLUMBIA COUNTY (SHERCOLU)

Invoice No. 198-07

Date 2/15/2008 ED #1441-07 GARRISON

Check Number: 002142  
Date: February 20, 2008

Amount \$2,272.61  
Discount \$ .00  
Paid Amount \$2,272.61

TOTALS:

\$2,272.61 \$ .00 \$2,272.61

THIS CHECK IS VOID WITHOUT A BLUE BACKGROUND. MICROPRINT LINES IN THE BORDER. A WATERMARK AND VISIBLE FLOURESCENT FIBERS.

**FNB Bank**  
N.A.  
A MEMBER OF THE FULTON FINANCIAL FAMILY

Fulton Bank  
One Penn Square  
Lancaster, PA 17602  
833.941.127

002142

DATE

February 20, 2008

AMOUNT

\$2,272.61

Two Thousand Two Hundred Seventy Two Dollars And 61 Cents

PAY TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE  
PO BOX 380  
BLOOMSBURG, PA 17815

*David A. Hoffmeyer*

⑈002142⑈ ⑈03130142⑈ 362333366⑈

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Atty Pierce</i>	FROM: <i>Tim Chamberlain</i>
COMPANY:	DATE: <i>2-6-08</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

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

NOTES/COMMENTS:

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

**Pierce & Dally, LLP**

Attorneys at Law

*Alfred S. Pierce ♦ Craig A. Dally*

Phone: 610-759-1420

Fax: 610-759-5892

124 Belvidere Street  
Nazareth, Pennsylvania 18064-2114

EIN 23-3032510

February 5, 2008

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815Re: Federal National Mortgage Association v.  
George David Garrison, et an.  
No. 2007-CV-0001441-MF

Dear Sirs:

As attorney for Federal National Mortgage Association, the Plaintiff in the above matter, we are directing your office to discontinue the above Sheriff's sale currently scheduled for February 6, 2008. Please close your file and provide us with a bill.

For your information, the bank received the sum of \$112,732.43 to pay off the loan.

Yours very truly,

PIERCE &amp; DALLY, LLP

By *Alfred S. Pierce*  
Alfred S. Pierce *lls*

ASP:lls

# SHERIFF'S SALE COST SHEET

Fed. Nat. Mort. Assn. vs. George Garrison & Jenni Albertson  
 NO. 198-07 ED NO. 1941-07 JD DATE/TIME OF SALE 2-6-08 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>396.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>791.46</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1016.46</u>

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1579.46

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Feb. Nat. Mort. Assoc. vs George Garlison & Jami Alderton

NO. 198-07 ED NO. 1441-07 JD

DATE/TIME OF SALE: Feb, 6, 2008 0930

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4146

GARRISON GEORGE DAVID  
JAMI LEA ALBERTSON  
87 VALLEY ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 0328 -0865  
Location: 87 VALLEY RD  
Parcel Id:07 -04 -007-00,000

Assessment: 48,760  
Balances as of 01/28/2008

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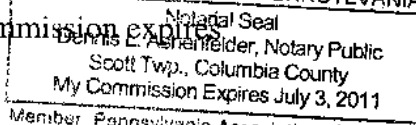
NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 January 16, 23, 30, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 30th day of January, 2008.

My commission expires  
  
COMMONWEALTH OF PENNSYLVANIA  
(Notary Public)

And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/19/2007

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 198ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON  
ATTORNEY FIRM PIERCE AND DALLY

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

DATE 1-25-08 TIME 1530 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

TC DATE \_\_\_\_\_

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) 784-8300

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, A/K/A FANNIE MAE, BY  
FNB BANK, N.A., ITS SERVICING AGENT  
VS

Docket # 198ED2007

MORTGAGE FORECLOSURE

GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, DECEMBER 11, 2007, AT 2:30 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JAMI LEA ALBERTSON AT 2ND & MULBERRY STREET, BERWICK BY  
HANDING TO JAMI ALBERTSON, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

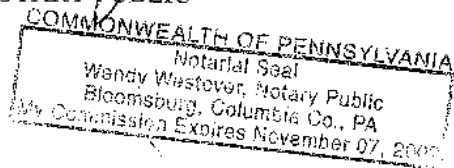
*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 11, 2007

*Wendy Westover*

NOTARY PUBLIC



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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, A/K/A FANNIE MAE, BY  
FNB BANK, N.A., ITS SERVICING AGENT  
VS

Docket # 198ED2007

MORTGAGE FORECLOSURE

GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, DECEMBER 11, 2007, AT 2:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GEORGE DAVID GARRISON AT 1918 WEST FRONT STREET, BERWICK BY HANDING TO GEORGE GARRISON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

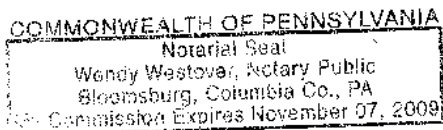
SO ANSWERS,

*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 11, 2007

*Wendy Westover*  
\_\_\_\_\_  
NOTARY PUBLIC



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/19/2007

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 198ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON  
ATTORNEY FIRM PIERCE AND DALLY

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY-TAX COLLECTOR	MORTGAGE FORECLOSURE
122 TWIN CHURCH ROAD	
BERWICK	

SERVED UPON Joan Rothery

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

DATE 12-05-07 TIME 1555 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

Pierce Dally DATE 12-05-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/19/2007

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 198ED2007

PLAINTIFF

FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT

GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON  
PIERCE AND DALLY

ATTORNEY FIRM

<b>PERSON/CORP TO SERVED</b>
JAMI LEA ALBERTSON
87 VALLEY ROAD
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON

*Jami*

RELATIONSHIP

IDENTIFICATION

DATE *12-11-07*

TIME *1430*

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)

*2nd mortgage Bank*

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

*YC*

DATE

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/19/2007

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 198ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON  
ATTORNEY FIRM PIERCE AND DALLY

PERSON/CORP TO SERVED
GEORGE DAVID GARRISON
87 VALLEY ROAD
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

*1918 W.F.R.  
or  
1919 W.F.R.*

SERVED UPON George

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

DATE 12-11-07 TIME 1440 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) 1918 W.F.R.

Bank

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/19/2007

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 198ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A  
FANNIE MAE, BY FNB BANK, N.A., ITS SERVICING  
AGENT

DEFENDANT GEORGE DAVID GARRISON  
JAMI LEA ALBERTSON  
ATTORNEY FIRM PIERCE AND DALLY

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN C. K.

RELATIONSHIP Customer S.R. IDENTIFICATION \_\_\_\_\_

DATE 12-3-7 TIME 1400 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) \_\_\_\_\_

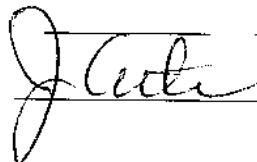
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-3-7

# Pierce & Dally, LLP

Attorneys at Law

Alfred S. Pierce ♦ Craig A. Dally

Phone: 610-759-1420

Fax: 610-759-5892

124 Belvidere Street  
Nazareth, Pennsylvania 18064-2114

EIN 23-3032510

November 20, 2007

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: FNB Bank, N.A., v.  
George D. Garrison, et an.  
No. 2007-CV-0001441-MF

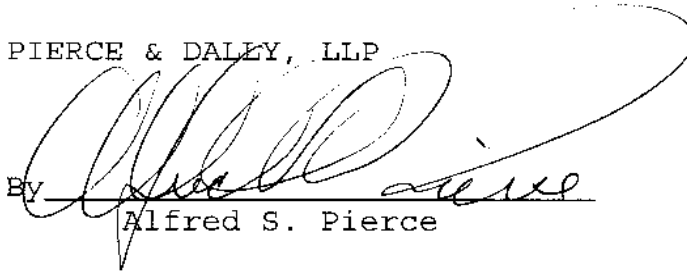
Gentlemen:

Enclosed is our proof of service of the Notice of Sheriff's Sale in the above matter. If there is anything else you need to complete this sale, please contact this office.

Yours very truly,

PIERCE & DALLY, LLP

By

  
Alfred S. Pierce

ASP:lls

Enc.



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

FEDERAL NATIONAL MORTGAGE	)	No. 2007-CV-0001441-MF
ASSOCIATION, a/k/a FANNIE MAE,	)	
by FNB Bank, N.A., its servicing	)	
agent,	)	
Plaintiff	)	
v.	)	
GEORGE DAVID GARRISON and JAMI	)	
LEA ALBERTSON,	)	CIVIL ACTION-MORTGAGE
Defendants	)	FORECLOSURE

CERTIFICATE OF SERVICE

I, Alfred S. Pierce, Esquire, of Pierce & Dally, LLP, Attorney for the Plaintiff, do hereby certify that true and correct copies of the foregoing Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129.2 have been served the tenth day of November, 2007, by certified mail, return receipt, upon Jami Lea Albertson, 87 Valley Road, Berwick, Pennsylvania, 18603; the fifteenth day of November, 2007, on George David Garrison at 87 Valley Road, Berwick, Pennsylvania, 18603; and the seventeenth day of November, 2007, on George David Garrison at 1918 West Front Street, Berwick, Pennsylvania, 18603. The mailing receipts are attached hereto and made a part hereof.

I verify that the statements made in this Certificate of Service are true and correct. I understand that any false statements herein

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

Respectfully submitted,

PIERCE & DALLY, LLP

By 

Alfred S. Pierce  
Attorney for Plaintiff  
Attorney I.D. No. 21445  
124 Belvidere Street  
Nazareth, PA 18064

# Pierce & Dally, LLP

Attorneys at Law

Alfred S. Pierce ♦ Craig A. Dally

124 Belvidere Street  
Nazareth, Pennsylvania 18064-2114

Phone: 610-759-1420

Fax: 610-759-5892

EIN 23-3032510

November 8, 2007

Timothy T. Chamberlain, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: FNB Bank, N.A., v.  
George D. Garrison, et an.  
No. 2007-CV-0001441-MF

Dear Sheriff Chamberlain:

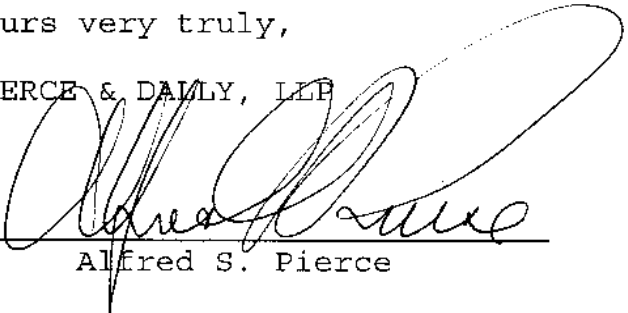
Enclosed herewith is our proof of service of the notice on the sole creditor in the above matter. Also enclosed is a certified copy of an amended 3129 affidavit. We are filing the original with the Prothonotary.

As soon as we receive the certified mail receipts, we will certify to service on the defendants. If you need anything further, please do not hesitate to contact this office.

Yours very truly,

PIERCE & DALLY, LLP

By

  
Alfred S. Pierce

ASP:lls

Enc.

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

FEDERAL NATIONAL MORTGAGE	)	No. 2007-CV-0001441-MF
ASSOCIATION, a/k/a FANNIE MAE,	)	
by FNB Bank, N.A., its	)	
servicing agent,	)	
Plaintiff	)	
v.	)	
GEORGE DAVID GARRISON and JAMI	)	
LEA ALBERTSON,	)	CIVIL ACTION-
Defendants	)	MORTGAGE FORECLOSURE

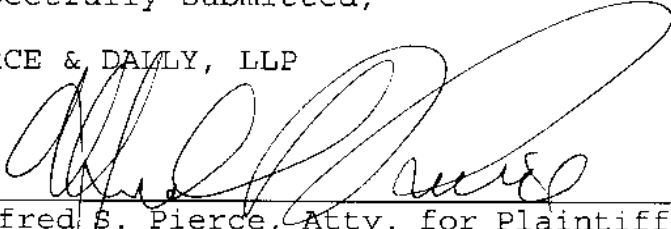
CERTIFICATE OF SERVICE

I, Alfred S. Pierce, Esquire, of Pierce & Dally, LLP, Attorney for the Plaintiff, do hereby certify that a true and correct copy of the foregoing Notice of Sheriff's Sale of Real Property has been served the eighth day of November, 2007, by first class mail, upon the creditor as more fully described in the attached certificate of mailing.

I verify that the statements made in this Certificate of Service are true and correct. I understand that any false statements herein are made subject to the penalties of 18 Pa.C.S.A. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

PIERCE & DALLY, LLP

By   
Alfred S. Pierce, Atty. for Plaintiff  
Attorney I.D. No. 21445  
124 Belvidere Street  
Nazareth, PA 18064  
(610) 759-1420

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

FEDERAL NATIONAL MORTGAGE	)	No. 2007-CV-0001441-MF
ASSOCIATION, a/k/a FANNIE MAE,	)	
by FNB Bank, N.A., its servicing	)	
agent,	)	
	)	
Plaintiff	)	
	)	
v.	)	
	)	
GEORGE DAVID GARRISON and JAMI	)	
LEA ALBERTSON,	)	CIVIL ACTION-
Defendants	)	MORTGAGE FORECLOSURE

AMENDED  
AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.1

Federal National Mortgage Association, a/k/a Fannie Mae, by FNB Bank, N.A., its servicing agent, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 87 Valley Road, Berwick (Briar Creek Township), Pennsylvania, the description of which is attached hereto, made a part hereof and marked Exhibit A.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
<u>George David Garrison</u>	<u>87 Valley Road, Berwick, PA 18603</u>
<u>Jami Lea Albertson</u>	<u>87 Valley Road, Berwick, PA 18603</u>

2. Name and address of Defendant in the judgment:

<u>Name</u>	<u>Address</u>
<u>George David Garrison</u>	<u>87 Valley Road, Berwick, PA 18603</u>
<u>Jami Lea Albertson</u>	<u>87 Valley Road, Berwick, PA 18603</u>

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

<u>Name</u>	<u>Address</u>
Federal National Mortgage Association, a/k/a	345 Mill St., Danville, PA 17821
Fannie Mae, by FNB Bank, N.A.	
First National Bank of Berwick	8609 Westwood Court Drive, Vienna, VA 22182

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

<u>Name</u>	<u>Address</u>
Federal National Mortgage Association, a/k/a	345 Mill St., Danville, PA 17821
Fannie Mae, by FNB Bank, N.A.	

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

<u>Name</u>	<u>Address</u>
None	

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:

<u>Name</u>	<u>Address</u>
None	

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

None

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.

November 8, 2007

By 

Alfred S. Pierce  
Attorney for Plaintiff  
Attorney I.D. No. 21445  
124 Belvidere Street  
Nazareth, PA 18064  
(610) 759-1420

Exhibit A

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

BEGINNING in the center of a public road leading from Berwick to Shickshinny Valley; thence along the same South six (6) degrees thirty (30) minutes East three hundred thirty (330) feet to a corner of land now or late of Harriet Beck; thence along the same South eighty-four (84) degrees fifteen (15) minutes West five hundred fifteen (515) feet to a corner; thence in a northerly direction along line of other land now or late of Russell K. Norris and Bessie I. Norris, three hundred thirty (330) feet, more or less, to an iron pin in line of land now or late of John Frees; thence along land now or late of John Frees North eighty-three (83) degrees thirty (30) minutes East five hundred fifteen (515) feet to the public road leading from Berwick to Shickshinny Valley aforesaid, the place of beginning.

IT BEING THE SAME PREMISES which Dale E. Hoyt and Kathleen S. Hoyt, his wife, by their Indenture bearing date the twenty-second day of October, A.D. 1996, for the consideration therein mentioned, granted and conveyed unto the said George David Garrison and Jami Lea Albertson, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Columbia County, at Bloomsburg, Pennsylvania, in Record Book Volume 639, Page 841, etc., relation being thereunto had, more fully and at large appears.

Being known as 87 Valley Road, Briar Creek Township, Columbia County, Pennsylvania, and being Columbia County Tax Parcel No. 07-04-007.



# REAL ESTATE OUTLINE

ED # 198-07

DATE RECEIVED 10-19-07  
DOCKET AND INDEX 10-22-07

## 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 \$1,350.00 OR	<u>✓</u>	CK# <u>17851</u>

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

SALE DATE	<u>Feb. 6, 08</u>	TIME <u>0730</u>
POSTING DATE	<u>Jan 4, 08</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Jan 5</u>
	2 <sup>ND</sup> WEEK	<u>23</u>
	3 <sup>RD</sup> WEEK	<u>30, 2</u>

*Callie Smith*

*H*

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2007 ED AND CIVIL WRIT NO. 1441 OF 2007 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 or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of a public road leading from Berwick to Shickshinny Valley; thence along the same South six (6) degrees thirty (30) minutes east three hundred thirty (330) feet to a corner of land now or late of Harriet Beck; thence along the same South eighty-four (84) degrees fifteen (15) minutes West five hundred fifteen (515) feet to a corner; thence in a northerly direction along line of other land now or late of Russell K. Norris and Bessie I. Norris, three hundred thirty (330) feet, more or less, to an iron pin in line of land now or late of John Frees; thence along land now or late of John Frees North eighty-three (83) degrees thirty (30) minutes East five hundred fifteen (515) feet to the public road leading from Berwick to Shickshinny Valley aforesaid, the place of beginning.

IT BEING THE SAME PREMISES which Dale E. Hoyt and Kathleen S. Hoyt, his wife, by their indenture bearing date the twenty-second day of October, A.D. 1996, for the consideration therein mentioned, granted and conveyed unto the said George David Garrison and Jami Lea Albertson, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Columbia County, at Bloomsburg, Pennsylvania, in Record Book Volume 639, Page 841, etc., relation being thereunto had, more fully and at large appears.

Being known as 87 Valley Road, Briar Creek Township, Columbia County, Pennsylvania, and being Columbia County Tax Parcel No. 07-04-007

## 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  
Alfred S. Pierce  
124 Belvidere Street  
Nazareth, PA 18064

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

- 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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 4094 9437

Domestic Return Receipt

# 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:

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

2. Article Number  
(Transfer from service label)

7007 0710 0002 4094 9420

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

# 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.

Article Addressed to:

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

2. Article Number  
(Transfer from service label)

7007 0710 0002 4094 9406

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

# 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.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

2. Article Number  
(Transfer from service label)

7007 0710 0002 4094 9413

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

198  
☐ Agent  
☒ Address

B. Received by (Printed Name)

C. Date of Delivery  
DEC 17 2004

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

198  
☐ Agent  
☒ Address

B. Received by (Printed Name)

C. Date of Delivery  
DEC 17 2004

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

198  
☐ Agent  
☒ Address

B. Received by (Printed Name)

C. Date of Delivery  
12/17/07

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2007 ED AND CIVIL WRIT NO. 1441 OF 2007 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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Being known as 87 Valley Road, Briar Creek Township, Columbia County, Pennsylvania, and being Columbia County Tax Parcel No. 07-04-007

## TERMS OF SALE

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Plaintiff's Attorney  
Alfred S. Pierce  
124 Belvidere Street  
Nazareth, PA 18064

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

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2007 ED AND CIVIL WRIT NO. 1441 OF 2007 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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Being known as 87 Valley Road, Briar Creek Township, Columbia County, Pennsylvania, and being Columbia County Tax Parcel No. 07-04-007

## TERMS OF SALE

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Plaintiff's Attorney  
Alfred S. Pierce  
124 Belvidere Street  
Nazareth, PA 18064

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

WRIT OF EXECUTION-- (Mortgage Foreclosure)  
P.R.C.P. 3180 and Rule 3257

FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
a/k/a FANNIE MAE, by FNB Bank, N.A., its  
servicing agent,

Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNA.

No. 2007-CV-0001441-MF

v.

GEORGE DAVID GARRISON and JAMIE LEA  
ALBERTSON,

Defendants

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2007-EN-198

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 sell the following described property (specifically described property below):

ALL THAT CERTAIN message or tenement and lot or piece of land known as 87  
Valley Road situate in the Township of Briar Creek, County of Columbia and State  
of Pennsylvania, being Columbia County Tax Parcel No. 07-04-007, and being more  
fully described in Deed Book Volume 639, Page 841. Said property is encumbered  
by a mortgage to FNB Bank, Bank, N.A., dated May 12, 2003, and recorded May 30,  
2003, Instrument No. 200306541.

Amount due . . . . .	\$ 97,082.29
Interest to August 16, 2007 . . . . .	\$ 4,989.45
Add'l. interest to date of sale . . . . . (Per diem--\$14.30)	\$
Late charges . . . . .	\$ 600.00
Escrow . . . . .	\$ 3,484.65
Costs . . . . .	\$ 730.25
Attorney's commission . . . . . Plus Costs as Per Endorsement Hereon	\$ 2,500.00

FILED  
PROTHONOTARY  
2007 OCT 19 A 10:56  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Prothonotary

Dated: Oct. 19, 2007

By Jamie B. Klein

Deputy

Proth. & Clk. Of Sev. Courts  
My Com. Ex. 1st Mon. Jan 2008

ORDER FOR SERVICE

Date: October 16, 2007

Term No. 2007-CV-0001441-MF

ALL INFORMATION AND ADVANCE COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE.

One "Order for Service" form for each address.

To: Lehigh County Sheriff's Office  
P.O. Box 1548  
455 Hamilton Street  
Allentown, PA 18105  
(610)782-3175

From: Alfred S. Pierce  
124 Belvidere Street  
Nazareth, PA 18064  
(610)759-1420

Case Caption:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, a/k/a FANNIE MAE,  
by FNB Bank, N.A., its servicing  
agent,

Plaintiff

v.

GEORGE DAVID GARRISON and JAMI  
LEA ALBERTSON,  
Defendants

Type of Paper:

Writ of Execution

Complaint in \_\_\_\_\_

Summons in \_\_\_\_\_

Other \_\_\_\_\_

Deposit \$ 1,350

Service to be made on George David Garrison  
(name of individual, company, etc., to be served)

Address where service can be  
made (Must include zip code): 87 Valley Road  
(No P.O. Boxes)

Berwick, PA 18603

Special instructions:

[i.e. deputized service (within PA only--specify county), certified  
mail, etc.]

INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER  
SERVICE IS COMPLETED.

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

FEDERAL NATIONAL MORTGAGE	)	No. 2007-CV-0001441-MF
ASSOCIATION, a/k/a FANNIE MAE,	)	
by FNB Bank, N.A., its servicing	)	
agent,	)	
	)	
Plaintiff	)	
	)	
v.	)	
	)	
GEORGE DAVID GARRISON and JAMI	)	
LEA ALBERTSON,	)	CIVIL ACTION-MORTGAGE
Defendants	)	FORECLOSURE

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

To: George David Garrison  
Jami Lea Albertson

Your house at 87 Valley Road, Berwick, Pennsylvania, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2008, at \_\_\_\_\_ A.M., in Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court judgment of \$109,386.64 obtained by Federal National Mortgage Association, a/k/a Fannie Mae, by FNB Bank, N.A., its servicing agent, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Federal National Mortgage Association, a/k/a Fannie Mae, by FNB Bank, N.A., its servicing agent, or its agent, the amount of the judgment plus costs. To find out how much you must pay, you may call: (610)759-1420.

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: (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 (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 on \_\_\_\_\_, 2008. 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 \_\_\_\_\_, 2008.

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

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

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

# Pierce & Dally, LLP

Attorneys at Law

Alfred S. Pierce ♦ Craig A. Dally

124 Belvidere Street  
Nazareth, Pennsylvania 18064-2114

Phone: 610-759-1420

Fax: 610-759-5892

EIN 23-3032510

October 31, 2007

Timothy T. Chamberlain, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: FNMA v. Garrison, et an.  
No. 2007-CV-0001441-MF

Dear Sheriff Chamberlain:

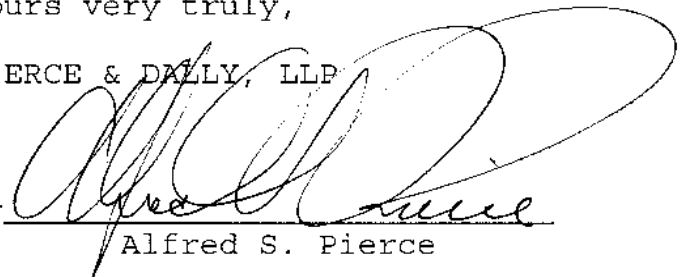
Per your instruction, enclosed is an original and four copies of the debtors' notice and the original and one copy of the creditors' notice in the above matter. Please complete the date and time of Sheriff's sale and the street address of the courthouse on the two copies of the debtors' notice and the copy of the creditors' notice and return same to this office so that we may make the required service. Enclosed is an envelope for your use.

If you need anything further, please do not hesitate to contact this office.

Yours very truly,

PIERCE & DALLY, LLP

By



Alfred S. Pierce

ASP:lls

Enc.

ORDER FOR SERVICE

Date: October 16, 2007

Term No. 2007-CV-0001441-MF

ALL INFORMATION AND ADVANCE COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE.

One "Order for Service" form for each address.

To: Lehigh County Sheriff's Office  
P.O. Box 1548  
455 Hamilton Street  
Allentown, PA 18105  
(610) 782-3175

From: Alfred S. Pierce  
124 Belvidere Street  
Nazareth, PA 18064  
(610) 759-1420

Case Caption:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, a/k/a FANNIE MAE,  
by FNB Bank, N.A., its servicing  
agent,

Plaintiff

v.

GEORGE DAVID GARRISON and JAMI  
LEA ALBERTSON,

Defendants

Type of Paper:

Writ of Execution

Complaint in \_\_\_\_\_

Summons in \_\_\_\_\_

Other \_\_\_\_\_

Deposit \$ 1,350

Service to be made on Jamie Lea Albertson

(name of individual, company, etc., to be served)

Address where service can be

made (Must include zip code): 87 Valley Road

(No P.O. Boxes)

Berwick, PA 18603

Special instructions:

[i.e. deputized service (within PA only--specify county), certified mail, etc.]

INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

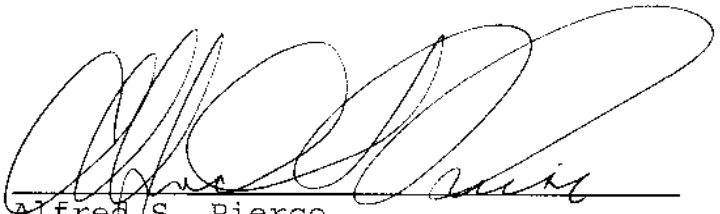
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION-LAW

FEDERAL NATIONAL MORTGAGE )  
ASSOCIATION, a/k/a FANNIE MAE, ) No. 2007-CV-0001441-MF  
by FNB Bank, N.A., its servicing )  
agent, )  
Plaintiff )  
v. )  
GEORGE DAVID GARRISON and JAMI )  
LEA ALBERTSON, ) CIVIL ACTION-MORTGAGE  
Defendants ) FORECLOSURE

STATE OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF NORTHAMPTON )

I, Alfred S. Pierce, Attorney for Plaintiff, being duly sworn according to law, depose and say that execution in this action is authorized under Act 91 in that the Plaintiff has complied fully with the notice requirements of the said Act.

Sworn to and subscribed before )  
me this 17<sup>th</sup> day of )  
October, 2007. )  
Laura Lee Staudt N.P. )

  
Alfred S. Pierce  
Attorney I.D. No. 21445  
124 Belvidere Street  
Nazareth, PA 18064  
(610) 759-1420

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Laura Lee Staudt, Notary Public  
Nazareth Boro, Northampton County  
My Commission Expires Dec. 30, 2010  
Member, Pennsylvania Association of Notaries

FILED  
PROTHONOTARY  
2007 OCT 19 A 10:57  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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

FEDERAL NATIONAL MORTGAGE	)	No. 2007-CV-0001441-MF
ASSOCIATION, a/k/a FANNIE MAE,	)	
by FNB Bank, N.A., its servicing	)	
agent,	)	
Plaintiff	)	
v.	)	
GEORGE DAVID GARRISON and JAMI	)	
LEA ALBERTSON,	)	CIVIL ACTION-MORTGAGE
Defendants	)	FORECLOSURE

STATE OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF NORTHAMPTON )

Alfred S. Pierce, Attorney for Federal National Mortgage Association, a/k/a Fannie Mae, by FNB Bank, N.A., its servicing agent, Plaintiff herein, being duly sworn according to law, deposes and says that the following address is the last known address of the following owner, reputed owner and defendant in this judgment, to the best of his knowledge, information and belief.

<u>Debtor</u>	<u>Address</u>
<u>George David Garrison</u>	<u>87 Valley Road, Berwick, PA 18603</u>
<u>Jami Lea Albertson</u>	<u>87 Valley Road, Berwick, PA 18603</u>

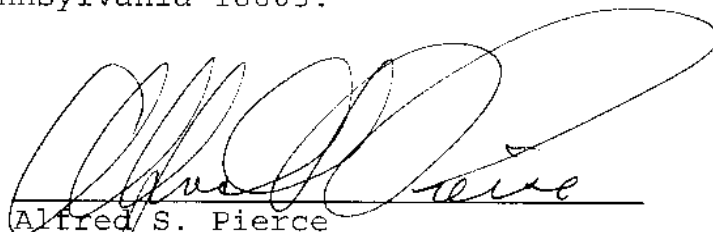
Real or reputed owners

<u>George David Garrison</u>	<u>87 Valley Road, Berwick, PA 18603</u>
<u>Jamie Lea Albertson</u>	<u>87 Valley Road, Berwick, AP 18603</u>

Please make levy upon the property known as 87 Valley Road,  
Berwick (Briar Creek Township), Pennsylvania 18603.

Sworn to and subscribed before )  
me this 17<sup>th</sup> day of )  
October, 2007. )

Laura Lee Staur N.P. )



Alfred S. Pierce  
Attorney I.D. No. 21445  
124 Belvidere Street  
Nazareth, PA 18064  
(610) 759-1420

COMMONWEALTH OF PENNSYLVANIA  
Notary Public  
Laura Lee Staur, Notary Public  
Nazareth Berwick Township County  
My Commission Expires Dec 30 2010  
Member Pennsylvania Association of Notaries

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

FEDERAL NATIONAL MORTGAGE ) No. 2007-CV-0001441-MF  
ASSOCIATION, a/k/a FANNIE MAE, )  
by FNB Bank, N.A., its servicing )  
agent, )  
Plaintiff )  
v. )  
GEORGE DAVID GARRISON and JAMI )  
LEA ALBERTSON, ) CIVIL ACTION-MORTGAGE  
Defendants ) FORECLOSURE

STATE OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF NORTHAMPTON )

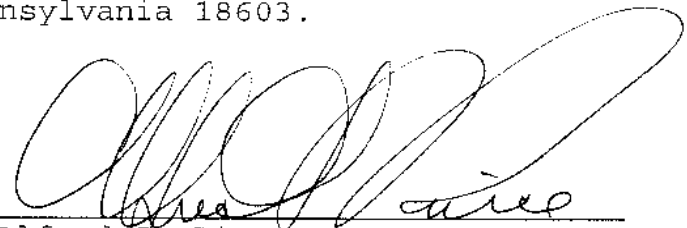
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<u>Debtor</u>	<u>Address</u>
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Jami Lea Albertson	87 Valley Road, Berwick, PA 18603
<u>Real or reputed owners</u>	
George David Garrison	87 Valley Road, Berwick, PA 18603
Jamie Lea Albertson	87 Valley Road, Berwick, AP 18603

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Berwick (Briar Creek Township), Pennsylvania 18603.

Sworn to and subscribed before )  
me this 17<sup>th</sup> day of )  
October, 2007. )

Laura Lee Staudt N.P. )



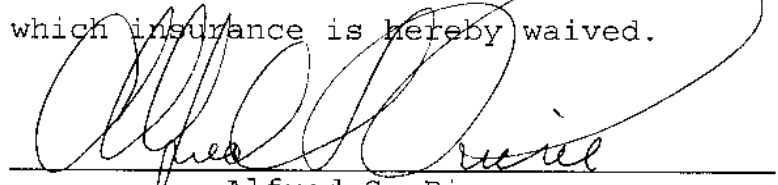
Alfred G. Pierce  
Attorney I.D. No. 21445  
124 Belvidere Street  
Nazareth, PA 18064  
(610) 759-1420

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Laura Lee Staudt, Notary Public  
Nazareth, Berks/Lehigh County  
My Commission Expires Dec 30, 2010  
Member, Pennsylvania Association of Notaries



WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Alfred S. Pierce  
Attorney for Plaintiff

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

BEGINNING in the center of a public road leading from Berwick to Shickshinny Valley; thence along the same South six (6) degrees thirty (30) minutes East three hundred thirty (330) feet to a corner of land now or late of Harriet Beck; thence along the same South eighty-four (84) degrees fifteen (15) minutes West five hundred fifteen (515) feet to a corner; thence in a northerly direction along line of other land now or late of Russell K. Norris and Bessie I. Norris, three hundred thirty (330) feet, more or less, to an iron pin in line of land now or late of John Frees; thence along land now or late of John Frees North eighty-three (83) degrees thirty (30) minutes East five hundred fifteen (515) feet to the public road leading from Berwick to Shickshinny Valley aforesaid, the place of beginning.

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Being known as 87 Valley Road, Briar Creek Township, Columbia County, Pennsylvania, and being Columbia County Tax Parcel No. 07-04-007.

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

FEDERAL NATIONAL MORTGAGE	)	No. 2007-CV-0001441-MF
ASSOCIATION, a/k/a FANNIE MAE,	)	
by FNB Bank, N.A., its servicing	)	
agent,	)	
	)	
Plaintiff	)	
	)	
v.	)	
	)	
GEORGE DAVID GARRISON and JAMI	)	
LEA ALBERTSON,	)	CIVIL ACTION-
Defendants	)	MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.1

Federal National Mortgage Association, a/k/a Fannie Mae, by FNB Bank, N.A., its servicing agent, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 87 Valley Road, Berwick (Briar Creek Township), Pennsylvania, the description of which is attached hereto, made a part hereof and marked Exhibit A.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
George David Garrison	87 Valley Road, Berwick, PA 18603
Jami Lea Albertson	87 Valley Road, Berwick, PA 18603

2. Name and address of Defendant in the judgment:

<u>Name</u>	<u>Address</u>
George David Garrison	87 Valley Road, Berwick, PA 18603
Jami Lea Albertson	87 Valley Road, Berwick, PA 18603

Exhibit A

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

BEGINNING in the center of a public road leading from Berwick to Shickshinny Valley; thence along the same South six (6) degrees thirty (30) minutes East three hundred thirty (330) feet to a corner of land now or late of Harriet Beck; thence along the same South eighty-four (84) degrees fifteen (15) minutes West five hundred fifteen (515) feet to a corner; thence in a northerly direction along line of other land now or late of Russell K. Norris and Bessie I. Norris, three hundred thirty (330) feet, more or less, to an iron pin in line of land now or late of John Frees; thence along land now or late of John Frees North eighty-three (83) degrees thirty (30) minutes East five hundred fifteen (515) feet to the public road leading from Berwick to Shickshinny Valley aforesaid, the place of beginning.

IT BEING THE SAME PREMISES which Dale E. Hoyt and Kathleen S. Hoyt, his wife, by their Indenture bearing date the twenty-second day of October, A.D. 1996, for the consideration therein mentioned, granted and conveyed unto the said George David Garrison and Jami Lea Albertson, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Columbia County, at Bloomsburg, Pennsylvania, in Record Book Volume 639, Page 841, etc., relation being thereunto had, more fully and at large appears.

Being known as 87 Valley Road, Briar Creek Township, Columbia County, Pennsylvania, and being Columbia County Tax Parcel No. 07-04-007.

PIERCE & DALLY, LLP  
GENERAL ACCOUNT  
124 BELVIDERE STREET  
NAZARETH, PA 18064  
(610) 759-1420

LAFAYETTE AMBASSADOR BANK  
NAZARETH, PA 18064  
60-213/313

14851

10/16/2007

PAY TO THE  
ORDER OF Sheriff of Columbia County

\$ \*\*1,350.00

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

MEMO FNMA v. Garrison

*Laura Lu Staudt*

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