

# SHERIFF'S SALE COST SHEET

County of Kane County vs. Michael & Deshae Swartz  
 NO. 54-07 ED NO. 1687-06 JD DATE/TIME OF SALE Aug. 1 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>445.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>737.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>962.08</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>298.63</u>
SCHOOL DIST. 20	\$ <u>647.72</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>951.35</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>425.44</u>
WATER 20	\$
TOTAL ***** \$ <u>425.44</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 2975.87

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Campywide Home Loans vs Michael - Delivery Services

NO. 54-07 ED NO. 1687-06 JD

DATE/TIME OF SALE: Aug 1 3:00

BID PRICE (INCLUDES COST) \$ 2915.67

POUNDAGE - 2% OF BID \$ 59.52

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3035.39

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

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

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

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmitz  
Larry L. Marshall

TOTAL DUE: \$ 3035.39

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1685.39

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
620988

Pay ONE THOUSAND SIX HUNDRED EIGHTY FIVE AND 39/100 DOLLARS

To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

DATE	AMOUNT
08/16/2007	*****1,685.39

Void after 180 days

Francis S. Hellman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INFO. TOUCH OR PRESS HERE \* RED IMAGE DISAPPEARS WITH HEAT

998057 9E18081009E0:1 1188602911

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: <u>Nos9</u>	FROM: <u>Tim Chamberlain</u>
COMPANY:	DATE: <u>8-2-07</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
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.

**PHELAN HALLINAN & SCHMIEG, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer  
Legal Assistant, ext. 1477

Representing Lenders in  
Pennsylvania and New Jersey

August 1, 2007

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

*Hello: Please  
forward all lost  
sheets to me @  
215-567-0072.  
Thanks, Nora*

Re: Michael J. Sweitzer C/O Zeisloft Fort & Desirea L. Switzer  
1517 Spring Garden Avenue  
Berwick, PA 18603  
No. 2006-CV-1867

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to EMC MORTGAGE CORPORATION, 2780 Lake Vista Drive, Lewisville, TX, 75067.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Nora Ferrer

Enclosure

cc: EMC Mortgage Corporation

Account No. 0003641800

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

Name: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code ( 215 ) 563

Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA

## B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Timothy T. Chamberlain - Sheriff  
Columbia County Courthouse

Grantee(s)/Lessee(s)

EMC MORTGAGE CORPORATION

Street Address

P.O. Box 380, 35 W. Main Street

Street Address

2780 Lake Vista Drive

City: Bloomsburg State: PA Zip Code: 17815

City: Lewisville State: TX

## C PROPERTY LOCATION

Street Address

1517 Spring Garden Avenue, Berwick, PA 18603

City, Township, Borough

Borough of Berwick

County: Columbia

School District

Borough of Berwick

Tax Parcel Number

03-0155-000

## D VALUATION DATA

1. Actual Cash Consideration

\$2,975.87

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,975.87

4. County Assessed Value

\$149,000.00

5. Common Level Ratio Factor

x 3.55

6. Fair Market Value

= \$528,950.00

## E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File No.)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200703180, Page Number 2

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Daniel G. Schmieg, ESQUIRE

*Daniel G. Schmieg*

8/1/64

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

PHELAN HALLINAN & SCHMIEG, L.L.P.  
BY: DANIEL G. SCHMIEG, ESQUIRE  
ATTORNEY I.D. NO. 62205  
ONE PENN CENTER AT SUBURBAN  
STATION, SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

<b>COUNTRYWIDE HOME LOANS, INC.</b>	<b>COLUMBIA COUNTY COURT OF COMMON PLEAS CIVIL DIVISION NO. 2006-CV-1867-MF</b>
<b>v.</b>	
<b>MICHAEL J. SWEITZER DESIREA L. SWITZER</b>	

**PRAECIPE TO MARK JUDGMENT TO USE OF PLAINTIFF**

TO THE PROTHONOTARY:

Please mark the judgment in the amount of \$ 72,236.73 in the above captioned matter  
to the use of **EMC MORTGAGE CORPORATION, 2780 LAKE VISTA DRIVE,  
LEWISVILLE, TX 75067-3884.**

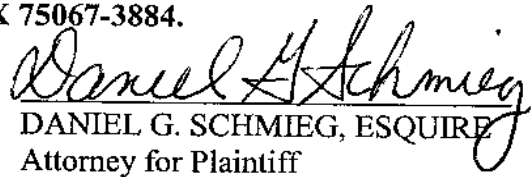
  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: July 26, 2007

**ENTRY OF APPEARANCE**

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of **EMC MORTGAGE CORPORATION,  
2780 LAKE VISTA DRIVE, LEWISVILLE, TX 75067-3884.**

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: July 26, 2007

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Countrywide Home Loans, Inc.

Plaintiff

vs.

Michael J. Sweitzer  
Desirea L. Sweitzer

Defendants

: Court of Common Pleas

: Civil Division

: Columbia County

: No. 2006-CV-1687-MF

**ORDER**

AND NOW, this 18 day of July, 2007 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$67,209.80
Interest Through 08/01/07	6,829.21
Per Diem \$22.99	
Late Charges	0.00
Legal fees	1,675.00
Cost of Suit and Title	710.00
Sheriff's Sale Costs	0.00
Property Inspections	0.00
Appraisal/Brokers Price Opinion	0.00
Mortgage Insurance Premium/Private	0.00
Mortgage Insurance	
NSF (Non-Sufficient Funds charge)	0.00



Suspense/Misc. Credits  
Escrow Deficit

0.00  
2,675.71

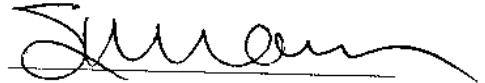
**TOTAL**

**\$79,099.72**

Plus interest from 08/01/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

  
J.

144166



July 18, 2007

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**COUNTRYWIDE HOME LOANS**

**VS.**

**MICHAEL J. SWEITZER  
DESIREE L. SWEITZER**

**DOCKET # 54ED2007**

**JD # 1687JD2006**

Dear Timothy:

The *updated* balance due on sewer account #117034 for the property located at 1517 Spring Garden Avenue Berwick, Pa through September 2007 is \$425.44.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

**Phelan Hallinan and Schmieg, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534**

**Peter J. Tremper  
Legal Assistant, Ext. 1481**

**Representing Lenders in  
Pennsylvania and New Jersey**

**June 26, 2007**

**Via Telefax 570-389-5625**

**Memorandum**

**To: Office of the Sheriff  
COLUMBIA County**

**Attn: Real Estate Dept.**

**COUNTRYWIDE HOME LOANS, INC.**

**vs.**

**MICHAEL J. SWEITZER  
DESIRE A. L. SWITZER  
COLUMBIA- No. 2006 CV 1867 MF**

**Premises: 1517 SPRING GARDEN AVENUE  
BERWICK, PA 18603**

**Dear Sir or Madam:**

**Please POSTPONE the Sheriff's Sale of the above referenced property which is  
scheduled for June 27, 2007. Please reschedule this sale for August 1, 2007 at 9:00 am.**

**Should you have any questions or concerns do not hesitate to contact me.**

**Very truly yours,**

**Peter J. Tremper**

**Phelan Hallinan and Schmieg, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534**

Peter J. Tremper  
Legal Assistant, Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

June 26, 2007

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

COUNTRYWIDE HOME LOANS, INC.

vs.

MICHAEL J. SWETZER  
DESIRE A. L. SWITZER  
COLUMBIA- No. 2006 CV 1867 MF

Premises: 1517 SPRING GARDEN AVENUE  
BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property which is scheduled for **June 27, 2007**. Please reschedule this sale for **August 1, 2007 at 9:00 am**.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

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 June 6, 13, 20, 2007 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.

**SHERIFF'S SALE**

WEDNESDAY JUNE 27, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2007 ED AND CIVIL WRIT NO. 173 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 lot or piece of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows" to wit: Beginning on the north side of Spring Garden Avenue at the corner of Lot No. 76; THENCE in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78; THENCE in a northerly direction, a distance of 160 feet to a 15 foot alley; THENCE in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76; THENCE in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of BEGINNING.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

**TITLE TO SAID PREMISES IS VESTED IN** Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603

Tax Parcel #040-05-094-00,000

**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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd

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

25th day of June 2007

(Notary Public)  
Commonwealth of Pennsylvania

Commission expires

Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the

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.

COUNTRYWIDE HOME LOANS

VS.

MICHAEL & DESIREA SWEITZER

WRIT OF EXECUTION #54 OF 2007 ED

POSTING OF PROPERTY

May 24, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MICHAEL & DESIREA SWEITZER AT 1517 SPRING GARDEN AVE. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29<sup>TH</sup> DAY OF MAY 2007

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 54ED2007

VS

MORTGAGE FORECLOSURE

MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

SHERIFF'S COST 359 PAID

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 29, 2007, AT 11:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DESIREA SWEITZER AT 934 GROVANIA DRIVE, BLOOMSBURG BY HANDING TO DESIREA SWEITZER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

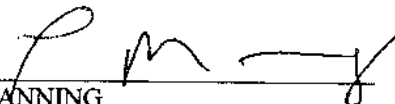
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 30, 2007

  
NOTARY PUBLIC

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

SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
F. MANNING  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6308

COUNTRYWIDE HOME LOANS, INC.

Docket # 54ED2007

VS

MORTGAGE FORECLOSURE


MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

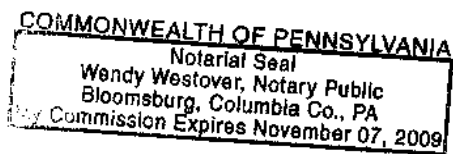
AFFIDAVIT OF SERVICE

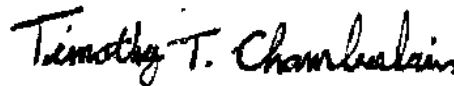
NOW, THIS WEDNESDAY, MARCH 28, 2007, AT 9:30 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MICHAEL SWEITZER AT C/O ZEISLOFT FORD, WEST FRONT STREET, BERWICK BY HANDING TO MICHAEL SWEITZER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MARCH 29, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF





March 28, 2007

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**COUNTRYWIDE HOME LOANS**

**VS.**

**MICHAEL J. SWEITZER  
DESIREEA L. SWEITZER**

**DOCKET # 54ED2007**

**JD # 1687JD2006**

Dear Timothy:

The balance due on sewer account #117034 for the property located at 1517  
Spring Garden Avenue Berwick, Pa through the second quarter billing is \$343.14.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/27/2007

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DESIREA SWEITZER

242 EAST EIGHTH STREET

~~BERWICK~~ BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DESIREA SWEITZER

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

DATE 3-29-07 TIME 1100 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) \_\_\_\_\_

934 GROVANIA DR BLOOM

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-29-07

C- 951-9611

934 GROVANIA DR.

THURS- 03.29.07 AFT. 930 AM

752-2797  
2415LOFT

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/27/2007

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER

DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MICHAEL SWEITZER

C/O ZEISLOFT FORD, WEST FRONT  
STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MIKE SWEITZER

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

DATE 0328-07 TIME 0930 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) ZEISLOFT FORD

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dell DATE 03-28-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/27/2007

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

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

DATE 03-28-07 TIME 1000 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

Paul Doherty

DATE

03.28.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/27/2007

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER

DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

1517 SPRING GARDEN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON VACANT / POSTED

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

DATE 03-28-07 TIME 0940 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dele

DATE

03-28-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/27/2007

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

RELATIONSHIP

IDENTIFICATION

DATE *03-28-07*

TIME

*1100*

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

*Tom Dello*

DATE

*03-28-07*

.. COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 03/28/2007

Fee: \$5.00

Cert. NO: 3240

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

District: BERWICK BORO  
Deed: 20041 -4525  
Location: 1517 SPRING GARDEN A  
Parcel Id:04D-05 -094-00,000

Assessment: 13,741  
Balances as of 03/28/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Per: Jm.

Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/27/2007

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER  
DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Leslie Levan

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 3-28-7 TIME 0900 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

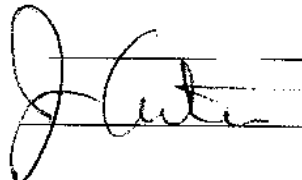
F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

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

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

DEPUTY



DATE 3-28-7



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/27/2007

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 54ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. SWEITZER

DESIREA L. SWEITZER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 3-27-7 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-27-7

# REAL ESTATE OUTLINE

ED # 54-07

DATE RECEIVED 7-27-07  
DOCKET AND INDEX 7-27-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 578792

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

SALE DATE June 27, 07 TIME 0800  
POSTING DATE May 14, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 6  
2<sup>ND</sup> WEEK 13  
3<sup>RD</sup> WEEK 20, 27

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2007 ED AND CIVIL WRIT NO. 173 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 lot or piece of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows~ to wit:

Beginning on the north side of Spring Garden Avenue at the corner of Lot No. 76;

THENCE in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

THENCE in a northerly direction, a distance of 160 feet to a 15 foot alley; THENCE in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76; THENCE in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of BEGINNING.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603

Tax Parcel #040-05-094-00,000

## 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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:00 AM

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Beginning on the north side of Spring Garden Avenue at the corner of Lot No. 76;

THENCE in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

THENCE in a northerly direction, a distance of 160 feet to a 15 foot alley; THENCE in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76; THENCE in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of BEGINNING.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

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Tax Parcel #040-05-094-00,000

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Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:00 AM

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TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603

Tax Parcel #040-05-094-00,000

## TERMS OF SALE

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**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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

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

COUNTRYWIDE HOME LOANS,  
INC.

vs.

MICHAEL J. SWEITZER

DESIREA L. SWITZER

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. <sup>1687</sup>2006 CV 1867 MF Term 2005

2007-ED 54  
WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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 property (specifically described property below):

PREMISES: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	<u>\$72,236.73</u>
Additional Fees and Costs	<u>\$ 1,450.00</u>
Interest from 01/09/07 to Sale	\$_____ and costs.
at \$11.87 per diem	

Dated

3-21-2007  
(SEAL)

Tamm B. Kline / EAS  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

**THENCE** in a northerly direction, a distance of 160 feet to a 15 foot alley;

**THENCE** in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76;

**THENCE** in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of **BEGINNING**.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000

By: DANIEL G. SCHMIEG

(215)563-7000

**Attorney for Plaintiff**

**PLANO, TX 75024**

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►

**Plaintiff,**

V.

**BERWICK, PA 18603**

**BLOOMSBURG, PA 17815**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

NO. 2006 CV 1867 MF

207-ED-54

**Defendant(s).**

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) Act 91 procedures have been fulfilled

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

Daniel B Schmies

DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



By: DANIEL G. SCHMIEG

(215)563-7000

**Attorney for Plaintiff**

PLANO, TX 75024

•

**CIVIL DIVISION**

NO. 2006 CV-1867 MF

207-ED-54

**V.**

**BERWICK, PA 18603**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

## CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) Act 91 procedures have been fulfilled

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

Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**Address**  
**B. Received by (Printed Name)** MAR 29 2007  
**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

**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) 7005 0390 0001 2235 9776

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-11

**1. Article Addressed to:**  
 Commonwealth of PA  
 PO Box 2675  
 Harrisburg, PA 17105

**2. Article Number**  
 (Transfer from service label) 7005 0390 0001 2235 9776

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-11

**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 Number**  
 (Transfer from service label) 7005 0390 0001 2235 9776

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**  
**A. Signature** Robert A. Collier ☐ Agent ☒ Address  
**B. Received by (Printed Name)** ROBERTA COLLIER **C. Date of Delivery** 4/2  
**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

**1. Article Addressed to:**  
 Commonwealth of PA  
 PO Box 2675  
 Harrisburg, PA 17105

**2. Article Number**  
 (Transfer from service label) 7005 0390 0001 2235 9776

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 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**  
 COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG, PA 17128-1230

**2. Article Number**  
 (Transfer from service label) 7005 0390 0001 2235 9776

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**  
**A. Signature** Samuel J. V... ☐ Agent ☒ Address  
**B. Received by (Printed Name)** APR 02 20 **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

**1. Article Addressed to:**  
 Commonwealth of PA  
 PO Box 2675  
 Harrisburg, PA 17105

**2. Article Number**  
 (Transfer from service label) 7005 0390 0001 2235 9776

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-11

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

**2. Article Number**  
 (Transfer from service label) 7005 0390 0001 2235 9776

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**  
**A. Signature** Samuel J. V... ☐ Agent ☒ Address  
**B. Received by (Printed Name)** APR 02 20 **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

## 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:

US Bank NA  
1270 Northland Drive Ste. 200  
Mendota Heights, MN 55120

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9769

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## 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-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9806

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

☐ Agent ☐ Address

☐ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

☐ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

☐ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

☐ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

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☐ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

# SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

MICHAEL J. SWEITZER

DESIREA L. SWITZER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006 CV 1867 MF CD Term, 2000

WRIT

ISSUED

NOW, \_\_\_\_\_ 2001, I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania,  
do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation  
being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

\_\_\_\_\_ upon \_\_\_\_\_

at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_  
the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_

Sheriff

20, \_\_\_\_\_, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2006 CV 1867 MF

Defendant

MICHAEL J. SWEITZER & DESIREA L. SWITZER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

MICHAEL J. SWEITZER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

C/O ZEISLOFT FORD, WEST FRONT STREET, BERWICK, PA 18603

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

\_\_\_\_ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>COUNTRYWIDE HOME LOANS, INC.</b>		Expiration date Court Number <b>2006 CV 1867 MF</b>
Defendant <b>MICHAEL J. SWEITZER &amp; DESIREA L. SWITZER</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>DESIREA L. SWITZER</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>242 EAST EIGHTH STREET, BLOOMSBURG, PA 17815</b>	

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date
---	--	------

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>COUNTRYWIDE HOME LOANS, INC.</b>		Expiration date Court Number <b>2006 CV 1867 MF</b>
Defendant <b>MICHAEL J. SWEITZER &amp; DESIREA L. SWITZER</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>1517 SPRING GARDEN AVENUE, BERWICK, PA 18603</b>	

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

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN -- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

**THENCE** in a northerly direction, a distance of 160 feet to a 15 foot alley;

**THENCE** in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76;

**THENCE** in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of **BEGINNING**.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000



DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

**THENCE** in a northerly direction, a distance of 160 feet to a 15 foot alley;

**THENCE** in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76;

**THENCE** in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of **BEGINNING**.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

**THENCE** in a northerly direction, a distance of 160 feet to a 15 foot alley;

**THENCE** in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76;

**THENCE** in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of **BEGINNING**.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

**THENCE** in a northerly direction, a distance of 160 feet to a 15 foot alley;

**THENCE** in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76;

**THENCE** in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of **BEGINNING**.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

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Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

RHELAN HALLINAN & SCHMIEG LLP  
ATTORNEYS AT LAW  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCIAL BANK  
PHILADELPHIA, PA 19148

3-180380

CHECK NO  
572742

NO 0000287

DATE	AMOUNT
02/08/2007	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The  
Order of  
OF  
Sheriff of Columbia County  
33 W Main Street  
Bloomsburg, PA 17815

*Thomas S. Hallinan*

Valid after 180 days

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

⑈ 572742 ⑈ ⑆036001808138 150888 6⑈

54  
PHELAN HALLINAN & SCHMIEG, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534

June 28, 2007

Office of the Sheriff  
Columbia County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.  
vs. MICHAEL J. SWEITZER C/O ZEISLOFT FORD  
and DESIREA L. SWITZER  
COLUMBIA COUNTY NO: 2006 CV 1867 MF

Dear Sir or Madam:

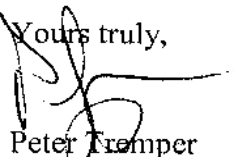
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with Columbia County Prothonotary's Office as of the date of this letter.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

Yours truly,



Peter Tromper  
for PHELAN HALLINAN & SCHMIEG

**\*\*\*PROPERTY IS LISTED FOR THE 8/1/07 SHERIFF'S SALE.\*\*\***



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.

vs.

No.: 2006 CV 1867 MF

MICHAEL J. SWEITZER

C/O ZEISLOFT FORD

DESIREA L. SWITZER

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

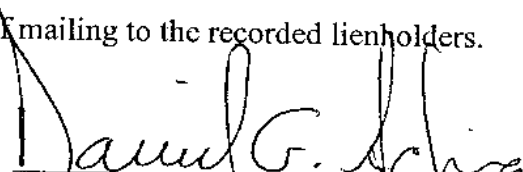
COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF COLUMBIA )

Sale Date: 8/1/07

I, DANIEL G. SCHMIEG, ESQUIRE attorney for COUNTRYWIDE HOME LOANS, INC. hereby verify that on JUNE 19, 2007 true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders.

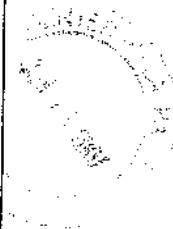
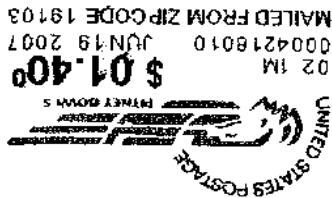
DATE: June 28, 2007

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender

PHELAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	TENANT/OCCUPANT 1517 SPRING GARDEN AVENUE BERWICK, PA 18603	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4		US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2005-4 1270 NORTHLAND DRIVE, SUITE 200 MENDOTA HEIGHTS, MN 55120	
5			
6			
7			
8			
9			
10			
11			
12		RE:MICHAEL J. SWEITZER      PHS #144166.      TEAM 3/LAS	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**COUNTRYWIDE HOME LOANS, INC.**  
**7105 CORPORATE DRIVE**  
**PLANO, TX 75024**

V.

**DESIREA L. SWITZER  
242 EAST EIGHTH STREET  
BLOOMSBURG, PA 17815**

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS

NO. 2006 CV ~~1867~~<sup>1868</sup> MF

2007-ED-54

**COUNTRYWIDE HOME LOANS, INC.**, Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, ESQUIRE**, sets forth as of the date the Praeipie for the Writ of Execution was filed, the following information concerning the real property located at **1517 SPRING GARDEN AVENUE, BERWICK, PA 18603**.

- LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**C/O ZEISLOFT FORD, WEST FRONT STREET  
BERWICK, PA 18603**

**242 EAST EIGHTH STREET  
BLOOMSBURG, PA 17815**

- LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

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

NAME

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

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

**1270 NORTHLAND DRIVE  
SUITE 200  
MENDOTA HEIGHTS, MN 55120**

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

NAME

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

**NONE**

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

NAME

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

**NONE**

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

NAME

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

**NONE**

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

NAME

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

**TENANT/OCCUPANT**

**1517 SPRING GARDEN AVENUE  
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

February 8, 2007

Date



DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



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

NAME  
US BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR THE  
STRUCTURED ASSET  
INVESTMENT LOAN  
TRUST 2005-4  
LAST KNOWN ADDRESS (If address cannot be  
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LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)  
NONE


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

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LAST KNOWN ADDRESS (If address cannot be  
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TENANT/OCCUPANT  
DOMESTIC RELATIONS OF  
COLUMBIA COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. BOX 2675  
HARRISBURG, PA 17105  
1517 SPRING GARDEN AVENUE  
BERWICK, PA 18603  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

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February 8, 2007  
Date

  
DANIEL G. SCHMIEGE, ESQUIRE  
Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

MICHAEL J. SWEITZER

C/O ZEISLOFT FORD,

WEST FRONT STREET

BERWICK, PA 18603

DESIREA L. SWITZER

242 EAST EIGHTH STREET

BLOOMSBURG, PA 17815

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, DANIEL

G. SCHMIEG, 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 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603.

1.

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

MICHAEL J. SWEITZER

C/O ZEISLOFT FORD, WEST FRONT STREET

BERWICK, PA 18603

DESIREA L. SWITZER

242 EAST EIGHTH STREET

BLOOMSBURG, PA 17815

2.

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

NAME


LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

SAME AS ABOVE

Date February 8, 2007

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

  
DANIEL G. SCHMIEGE, ESQUIRE  
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

P.O. BOX 380  
BLOOMSBURG, PA 17815

TENANT/OCCUPANT

1517 SPRING GARDEN AVENUE  
BERWICK, PA 18603

NAME  
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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

NAME  
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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

NAME  
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US BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR THE  
STRUCTURED ASSET  
INVESTMENT LOAN  
TRUST 2005-4  
MENDOTA HEIGHTS, MN 55120  
SUITE 200  
1270 NORTHLAND DRIVE

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



WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under 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.

..... (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE – Now, ....., 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

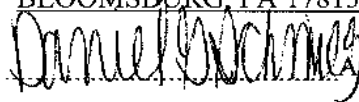
Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE)....., styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs MICHAEL J. SWEITZER and  
DESIREA L. SWITZER

The defendant(s) will be found at C/O ZEISLOFT FORD,  
WEST FRONT STREET, BERWICK, PA 18603 and

242 EAST EIGHTH STREET,  
BLOOMSBURG, PA 17815



Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

.....  
.....  
.....

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Tax Parcel #040-05-094-00,000

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**COUNTRYWIDE HOME LOANS, INC.**

**7105 CORPORATE DRIVE**

**PLANO, TX 75024**

**Plaintiff,**

**v.**

**MICHAEL J. SWEITZER**

**C/O ZEISLOFT FORD,**

**WEST FRONT STREET**

**BERWICK, PA 18603**

**DESIREA L. SWITZER**

**242 EAST EIGHTH STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
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:

**COLUMBIA COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2006 CV 1867 MF**

*1687*  
*2007 ED 54*

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

**TO: MICHAEL J. SWEITZER**

**C/O ZEISLOFT FORD,**

**WEST FRONT STREET**

**BERWICK, PA 18603**

**DESIREA L. SWITZER**

**242 EAST EIGHTH STREET**

**BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1517 SPRING GARDEN AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$72,236.73 obtained by COUNTRYWIDE HOME LOANS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The Sale will be cancelled if you pay to the Mortgagee, COUNTRYWIDE HOME LOANS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
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 \_\_\_\_\_, the better chance you will have of stopping the Sale. (See the 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 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 (215) 563-7000.
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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason 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 home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

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Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000

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.

..... (SEAL) .....  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 20 ....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL) .....  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff


Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs MICHAEL J. SWEITZER and  
DESIREA L. SWITZER

The defendant(s) will be found at C/O ZEISLOFT FORD,  
WEST FRONT STREET, BERWICK, PA 18603 and

242 EAST EIGHTH STREET,  
BLOOMSBURG, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods ar  
chattels shall be seized and be levied upon. If real estate, attach five double spaced type  
written copies of description as it shall appear on the new deed together with Street and  
Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

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.....

DESCRIPTION

**ALL THAT** certain lot or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** on the north side of Spring Garden Avenue at the corner of Lot No. 76;

**THENCE** in an easterly direction along Spring Garden Avenue, a distance of 45 feet to the corner of Lot No. 78;

**THENCE** in a northerly direction, a distance of 160 feet to a 15 foot alley;

**THENCE** in a westerly direction along said alley, a distance of 45 feet to the corner of Lot No. 76;

**THENCE** in a southerly direction, a distance of 160 feet to Spring Garden Avenue, the place of **BEGINNING**.

This description is intended to cover and this deed to convey Lot No. 77 in the Berwick Land and Improvement Company's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Sweitzer & Desirea L. Simons, now by marriage Desirea L. Sweitzer, his wife, by Deed from Michael J. Sweitzer & Desirea L. Sweitzer, his wife, dated 12/16/04, recorded 12/27/04 in Deed Book 20041, page 4525

Premises being: 1517 SPRING GARDEN AVENUE, BERWICK, PA 18603  
Tax Parcel #040-05-094-00,000