

# SHERIFF'S SALE COST SHEET

115 Bank WA VS. Branch & Joseph  
 NO. 208-09 ED NO. 1280-01 JD DATE/TIME OF SALE Apr 28 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>800.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1025.52</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>1.00</u>	
SCHOOL DIST. 20	\$ <u>1.00</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>0.00</u>	
WATER 20	\$ <u>0.00</u>	
TOTAL ***** \$ <u>-0-</u>		

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

TOTAL COSTS (OPENING BID) \$ 1584.52

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

215 Bank NA VS County of Columbia Sheriff  
NO. 208-09 ED NO. 1260 09 JD

DATE/TIME OF SALE: Apr 28 0930

BID PRICE (INCLUDES COST) \$ 1584.52

POUNDAGE - 2% OF BID \$ 31.69

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1616.21

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

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

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

PURCHASER(S) SIGNATURE(S): Agent for Phelan McEllen & Schwing  
Tracy & Mull

TOTAL DUE: \$ 1616.21

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 266.21

**PHELA HALLINAN & SCHMIEG, LL**

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

April 30, 2010

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

Re: Brenda L. Swisher & Joseph G. Swisher  
128 Drinker Street  
Bloomsburg, PA 17815  
No. 2009-1280

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 U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18, 150 Allegheney Center Mall, IDC 24-050, Pittsburgh, PA, 15212.

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: Home Loans Services Account No. 211645

PS: FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

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 sheet(s).

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

Name: **PHELAN HALLINAN & SCHMIEG, LLP** Suite 1400 Telephone Number: **Area Code (215) 563-7000**  
Street Address: **One Penn Center at Suburban Station, 1617 JFK Blvd.** City: **Philadelphia** State: **PA** Zip Code: **19103**

### B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

**Timothy T. Chamberlain - Sheriff  
Columbia County Courthouse**

Grantee(s)/Lessee(s)

**U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE  
TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO  
LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES  
2006-FF18**

Street Address

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

Street Address

**150 Allegheny Center Mall, IDC 24-050**

City

**Bloomsburg**

State

**PA**

Zip Code

**17815**

City

**Pittsburgh**

State

**PA**

Zip Code

**15212**

### C PROPERTY LOCATION

Street Address

**128 Drinker Street, Bloomsburg, PA 17815**

City, Township, Borough

**Hemlock Township**

County

**Columbia**

School District

**Hemlock Township**

Tax Parcel Number

**18-01a-014-00,000**

### D VALUATION DATA

1. Actual Cash Consideration

**\$1,584.52**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$1,584.52**

4. County Assessed Value

**\$20,055.00**

5. Common Level Ratio Factor

**x 3.69**

6. Fair Market Value

**= \$74,002.95**

### E EXEMPTION DATA

1a. Amount of Exemption Claimed

**100%**

1b. Percentage of Interest Conveyed

**100%**

1c. Percentage of Grantor's Interest Conveyed

**100 %**

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

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

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

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

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (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

**Nora M. Ferrer**

Date:

**4/30/10**

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

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
05/10/2010 948558

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
948558	000152865	05/10/2010		211645	266.21	0.00	266.21
NMF 1211645 1044794580 SWISHER, BRENDA							
							266.21

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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
948558

DATE	AMOUNT
05/10/2010	*****266.21

Pay TWO HUNDRED SIXTY SIX AND 21/100 DOLLARS

Void after 180 days

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

*Francis S. Hallinan*

948558 1036001808132 150822 211

**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**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

February 23, 2010

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO  
BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE  
BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN  
TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-  
FF18 v.  
BRENDA L. SWISHER and JOSEPH G. SWISHER  
128 DRINKER STREET BLOOMSBURG, PA 17815-8358  
Court No. 2009-CV-1280

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is  
scheduled for February 24, 2010 due to the following: Loss Mitigation.

The Property is to be relisted for the April 28, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

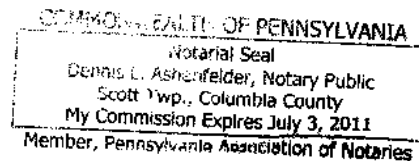
Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

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 February 3, 10, 17, 2010 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 17th day of February, 2010.

(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.

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

Michael R. Schoeniger  
Ext. 1291

Representing Lenders in  
Pennsylvania and New Jersey

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

No. 2009-CV-1280

Re: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA,  
N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2006-FF18 VS. BRENDA L. SWISHER and JOSEPH G. SWISHER  
No. 2009-CV-1280

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

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

**\*\*Property is listed for the 02/24/2010 Sheriff Sale.\*\***

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

Michael R. Schoeniger, Legal Assistant

cc: Sheriff of COLUMBIA County



IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK, NATIONAL ASSOCIATION, AS : COLUMBIA COUNTY  
SUCCESSOR TRUSTEE TO BANK OF AMERICA, :  
N.A. AS SUCCESSOR BY MERGER TO LASALLE : COURT OF COMMON PLEAS  
BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN :  
MORTGAGE LOAN TRUST, MORTGAGE LOAN : CIVIL DIVISION  
ASSET-BACKED CERTIFICATES, SERIES 2006- :  
FF18 : No. 2009-CV-1280  
Plaintiff, :

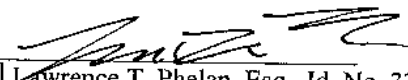
v.

BRENDA L. SWISHER  
JOSEPH G. SWISHER Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
COLUMBIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

  
☐ Lawrence T. Phelan, Esq., Id. No. 32227  
☐ Francis S. Hallinan, Esq., Id. No. 62695  
☐ Daniel G. Schmieg, Esq., Id. No. 62205  
☐ Michele M. Bradford, Esq., Id. No. 69849  
☐ Judith T. Romano, Esq., Id. No. 58745  
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760  
☐ Jenine R. Davey, Esq., Id. No. 87077  
☐ Lauren R. Tabas, Esq., Id. No. 93337  
☐ Vivek Srivastava, Esq., Id. No. 202331  
☐ Jay B. Jones, Esq., Id. No. 86657  
☐ Peter J. Mulcahy, Esq., Id. No. 61791  
☐ Andrew L. Spivack, Esq., Id. No. 84439  
☐ Jaime McGuinness, Esq., Id. No. 90134  
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620  
☐ Joshua I. Goldman, Esq., Id. No. 205047  
☒ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375  
Attorney for Plaintiff

Date: 1/26/10

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and Address  
Of Sender

Phelan Hallinan & Schmieg, LLP  
1617 J-F-K Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

JOT/HOS - \$saleDate SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 128 DRINKER STREET BLOOMSBURG, PA 17815-8358		
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				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: BRENDA L. SWISHER (COLUMBIA) TEAM 3 PHS# 211645		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6952

SWISHER JOSEPH G & BRENDA L  
128 DRINKER STREET  
BLOOMSBURG PA 17815

District: HEMLOCK TWP  
Deed: 20061 -1552  
Location: 128 DRINKER ST  
Parcel Id: 18 -01A-014-00,000

Assessment: 20,055  
Balances as of 01/21/2010

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.

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

US BANK NA

VS.

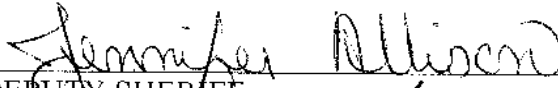
BRENDA & JOSEPH SWISHER


WRIT OF EXECUTION #208 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BRENDA & JOSEPH SWISHER AT 128 DRINKER STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JENNIFER ALLISON.

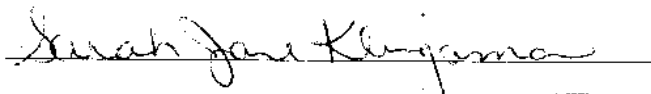
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF JANUARY 2010



Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J Allison  
DATE RECEIVED 12/2/2009

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 208ED2009



PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

DEFENDANT

BRENDA L. SWISHER  
JOSEPH G. SWISHER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Denise

RELATIONSHIP tax collector IDENTIFICATION \_\_\_\_\_

DATE 1-14-10 TIME 1017 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

J Allison DATE 1-14-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/2/2009

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 208ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18 ✓

DEFENDANT

BRENDA L. SWISHER  
JOSEPH G. SWISHER

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

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

DATE 1-15-10 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

J. Cuba

DATE 1-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/2/2009

SERVICE# 8 - OF - 11 SERVICES ✓  
DOCKET # 208ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

DEFENDANT BRENDA L. SWISHER  
JOSEPH G. SWISHER  
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

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

DATE 1-15 TIME 0910 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 388  
BLOOMSBURG, PA 17815  
FAX: (570) 789-5625

PHONE  
(570) 789-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, December 02, 2009

**DENISE OTTAVIANI-TAX COLLECTOR  
116 FROSTY VALLEY ROAD  
BLOOMSBURG, PA 17815-**

**US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A.,  
AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18  
VS**

**BRENDA L. SWISHER  
JOSEPH G. SWISHER**

**DOCKET # 208ED2009**

**JD # 1280JD2009**

*2009  
TAXES  
Paid*

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County



HEMILOCK TWP

Denise D Ottaviani

116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM**  
**JUNE 23, 25, 30 : 1 PM TO 6 PM**

OR BY APPOINTMENT  
PHONE: 570-784-9310

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SWISHER JOSEPH G & BRENDA L  
128 DRINKER STREET  
BLOOMSBURG PA 17815

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

DATE	BILL NO

DATE  
03/01/2009

20166

FOR: COLUMBIA County		03/01/2009		20186	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	20.055	6.146	120.79	123.26	135.59
SINKING		1.345	26.43	26.97	29.67
FIRE		1	19.66	20.06	22.07
TWP RE		3.75	73.71	75.21	82.73
LIGHT	FLAT		22.18	22.63	24.89
WATER		.00021	4.13	4.21	4.63
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT		
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after
			266.90	272.34	299.58

This tax returned to  
courtthouse on:  
January 1, 2010

FILE COPY

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 18 -01A-014-00,000		
128 DRINKER ST		
1722 Acres		
	Land	2,500
	Buildings	17,555
Total Assessment		20,055

BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

DENISE D. OTTAVIANI

116 FROSTY VALLEY ROAD

BLOOMSBURG, PA 17815

BLOOMSBURG SCHOOL DISTRICT		2009 SCHOOL REAL ESTATE DATE 07/01/2009		BILL# 005231 TAXCOLLECTOR COPY			
HEMLOCK TWP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	PAGE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		Real Estate	20055	36.200	544.45	555.56	611.12
DENISE D. OTTAVIANI							
116 EROSTY VALLEY ROAD							
BLOOMSBURG, PA 17815							
INSTALLMENT PLAN		ASSESSED VALUE	20055	725.93	544.45	555.56	611.12
First Installment	185.19	HOMESTEAD REDUCTION	14708	170.43			
Second Installment	185.19						
Third Installment	185.18	PAYABLE ASSESSMENT	15347	555.56			
					AUG 31	OCT 31	OCT 31

SCHOOL PENALTY @ 10%

A SWISHER JOSEPH G & BRENDA L

I 128 DRINKER STREET  
PIOMEDICO PA 1301

L. DUDOMSBURG EA 1/813

1. I

PARCEL 18 01A014000000

428 PRINCE ST

20061-1552

3.17 ACRES

SECRET

**THIS TAX RETURN**

TO COURTHOUSE

JANUARY 1, 2019

NAME AND ADDRESS CORRECTION REQUESTED

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

US BANK NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

Docket # 208ED2009

VS

MORTGAGE FORECLOSURE

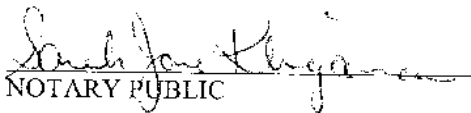
BRENDA L. SWISHER  
JOSEPH G. SWISHER

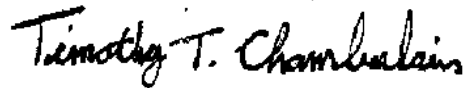
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, DECEMBER 14, 2009, AT 4:35 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON BRENDA SWISHER AT 128 DRINKER STREET, BLOOMSBURG BY  
HANDING TO BRENDA SWISHER, 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 TUESDAY, DECEMBER 15, 2009


  
NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

  
J. ARTER  
DEPUTY SHERIFF

## 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)

7008 1830 0002 2802 2298

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

J. J. J. J. J.

C. Date of Delivery

12/16/03

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

## 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)

7008 1830 0002 2802 2281

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

DAVID R. B. B. B.

C. Date of Delivery

DEC 04 2003

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

## 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)

7008 1830 0002 2802 2304

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

D. B. B. B.

C. Date of Delivery

DEC 04 2003

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

US BANK NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

Docket # 208ED2009

VS

MORTGAGE FORECLOSURE

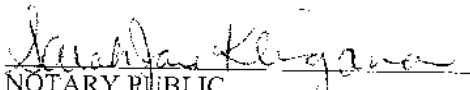
BRENDA L. SWISHER  
JOSEPH G. SWISHER

AFFIDAVIT OF SERVICE

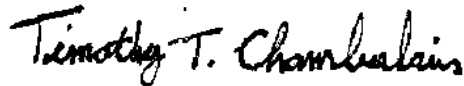
NOW, THIS MONDAY, DECEMBER 14, 2009, AT 4:35 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOSEPH SWISHER AT 128 DRINKER STREET, BLOOMSBURG BY  
HANDING TO BRENDA SWISHER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 15, 2009

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. ARTER  
DEPUTY SHERIFF

208

# AFFIDAVIT OF SERVICE

## PLAINTIFF

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF AMERICA,  
N.A. AS SUCCESSOR BY MERGER TO LASALLE  
BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

## DEFENDANT

BRENDA L. SWISHER  
JOSEPH G. SWISHER

COLUMBIA COUNTY

PHS # 211645

SERVICE TEAM/ las

COURT NO.: 2009-CV-1280

SERVE JOSEPH G. SWISHER AT:  
128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 02/24/2010

## SERVED

Served and made known to JOSEPH G. SWISHER, Defendant on the 2<sup>ND</sup> day of JANUARY, 2010, at  
9:07 o'clock A. M., at 128 DRINKER ST, BLOOMSBURG, PA in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age 40<sup>S</sup> Height 5'7" Weight 150 Race W Sex M Other \_\_\_\_\_

I, Ronald Mall, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 2 day  
of Jan, 2010.

Notary

By:

Ronald Mall  
NOT SERVED

KIMBERLY CURTY  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MARCH 7, 2013

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_\_.

By:

Notary:

## ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jani, Esq., Id. No. 81760  
Jemine R. Davey, Esq., Id. No. 87977  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Chrisovalante P. Fliakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047

208

## AFFIDAVIT OF SERVICE

## PLAINTIFF

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF AMERICA,  
N.A. AS SUCCESSOR BY MERGER TO LASALLE  
BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

## DEFENDANT

BRENDA L. SWISHER  
JOSEPH G. SWISHER

COLUMBIA COUNTY

PHS # 211645

SERVICE TEAM/las

COURT NO.: 2009-CV-128-1

SERVE BRENDA L. SWISHER AT:  
128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 02/24/2010

SERVED

Served and made known to BRENDA L. SWISHER, Defendant on the 2<sup>ND</sup> day of JANUARY, 2010, at 9:07 o'clock A. M., at 128 DRINKER ST, BLOOMSBURG, PA in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is HUSBAND

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

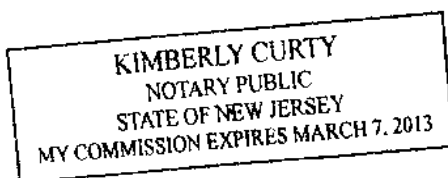
☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 40<sup>+</sup> Height 5'7" Weight 150 Race W Sex M Other \_\_\_\_\_

I, Ronald Moll, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 2 day  
of Jan, 2010

Notary: [Signature]By: Ronald MollNOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_\_.

By: \_\_\_\_\_

Notary: \_\_\_\_\_

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schindler, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jani, Esq., Id. No. 81769  
Jeanne R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay R. Jones, Esq., Id. No. 86657  
Peter J. Mulkaly, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Christosaboute P. Pliakos, Esq., Id. No. 94620  
Joshua L. Goldman, Esq., Id. No. 205047

17

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: FAX  
DATE RECEIVED 12/2/2009

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 208ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-PF18

DEFENDANT BRENDA L. SWISHER  
JOSEPH G. SWISHER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
HEMLOCK SEWER C/O GAREY BITTENBENDER
82 BUCK HORN ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON *Farad*

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

DATE 1-13-10 TIME \_\_\_\_\_ 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

*JK*

DATE \_\_\_\_\_

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 789-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, December 02, 2009

**HEMLOCK SEWER C/O GAREY BITTENBENDER  
82 BUCK HORN ROAD  
BLOOMSBURG, PA 17815-**

**US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A.,  
AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18  
VS**

**BRENDA L. SWISHER  
JOSEPH G. SWISHER**

**DOCKET # 208ED2009**

**JD # 1280JD2009**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County



U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2009-CV-1280  
: 2009-EP-208  
: COLUMBIA COUNTY  
Plaintiff :  
:

vs.

BRENDA L. SWISHER  
JOSEPH G. SWISHER

Defendant(s)

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

TO: BRENDA L. SWISHER  
128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

JOSEPH G. SWISHER  
128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 **128 DRINKER STREET, BLOOMSBURG, PA 17815-8358** is scheduled to be sold at the Sheriff's Sale on February 24, 2010 at 9:30am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$75,194.00 obtained by U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 (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 canceled if you pay to the mortgagee 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 x1230.**
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 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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Drinker Street and 20 feet southeast of the center of said Drinker Street and at the northerly corner of Lot No. 1, and running southwardly on a line at right angles to Drinker Street, 150 feet to a line along the bank of Fishing Creek; THENCE along Fishing Creek on a line parallel with Drinker Street northeast 50 feet to a corner of Lot No. 3; THENCE in a northerly direction on a line at right angles with Drinker Street, 150 feet to Drinker Street; THENCE southeast along Drinker Street, 50 feet to the place of beginning. Being Lot No. 2 in the Plan of Fernville.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Swisher and Brenda L.

Swisher, h/w, by Deed from Clark B. Patterson, Jr. and Anne E. Patterson, h/w, dated 10/31/2006, recorded 11/01/2006 in Instrument Number 200611552.

Premises being: 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358

Tax Parcel # 18-01A-014-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1280**

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18**

**vs.**

**BRENDA L. SWISHER**

**JOSEPH G. SWISHER**

**owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County, Pennsylvania, being**

**(Municipality)**

**128 DRINKER STREET, BLOOMSBURG, PA 17815-8358**

**Parcel No. 18-01A-014-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$75,194.00**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 Plaintiff	: : : : : : : : :	Court of Common Pleas  Civil Division  COLUMBIA County  No. 2009-CV-1280
--	---	--

vs.

BRENDA L. SWISHER  
JOSEPH G. SWISHER  
Defendants

**ORDER**

AND NOW, this 14<sup>th</sup> day of December, 2010 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	\$68,378.90
Interest Through February 24, 2010	\$8,096.07
Per Diem \$22.88	
Late Charges	\$432.03
Legal fees	\$1,725.00
Cost of Suit and Title	\$1,467.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$69.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$20.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,160.97
<hr/>	
<b>TOTAL</b>	<b>\$81,349.47</b>

Plus interest from February 24, 2010 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  
*[Signature]*

764-5869  
Brenda

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/2/2009

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 208ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

DEFENDANT

BRENDA L. SWISHER  
JOSEPH G. SWISHER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JOSEPH SWISHER
128 DRINKER STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Brenda

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

DATE 12-14-9 TIME 1635 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

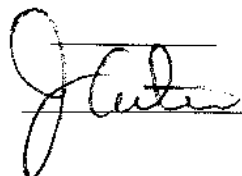
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

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

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>12-2-09</u>	<u>1549</u>	<u>4414</u>	<u>- left carol w/ son</u>

DEPUTY



DATE 12-14-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/2/2009

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 208ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18

DEFENDANT BREND A L. SWISHER  
JOSEPH G. SWISHER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BRENDA SWISHER
128 DRINKER STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Brenda

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

DATE 12-14-9 TIME 1635 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 12-14-9

Phelan Hallinan & Schmieg, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jani, Esq., Id. No. 81760  
Jenine R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Chrisovalante P. Fliakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtenay R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 208375

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

<b>U.S. BANK, NATIONAL</b>	<b>:</b>	<b>COLUMBIA COUNTY</b>
<b>ASSOCIATION, AS SUCCESSOR</b>	<b>:</b>	
<b>TRUSTEE TO BANK OF AMERICA,</b>	<b>:</b>	<b>COURT OF COMMON PLEAS</b>
<b>N.A. AS SUCCESSOR BY MERGER TO</b>	<b>:</b>	
<b>LASALLE BANK, N.A., AS TRUSTEE</b>	<b>:</b>	<b>CIVIL DIVISION</b>
<b>FOR FIRST FRANKLIN MORTGAGE</b>	<b>:</b>	
<b>LOAN TRUST, MORTGAGE LOAN</b>	<b>:</b>	<b>No. 2009-CV-1280</b>
<b>ASSET-BACKED CERTIFICATES,</b>	<b>:</b>	
<b>SERIES 2006-FF18</b>		

vs.

**BRENDA L. SWISHER**  
**JOSEPH G. SWISHER**

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:




(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant BRENDA L. SWISHER is over 18 years of age and resides at 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358.

(c) that defendant JOSEPH G. SWISHER is over 18 years of age and resides at 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358.

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

  
☐ Lawrence T. Phelan, Esq., Id. No. 32227  
☐ Francis S. Hallinan, Esq., Id. No. 62695  
☐ Daniel G. Schmieg, Esq., Id. No. 62205  
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☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620  
☐ Joshua I. Goldman, Esq., Id. No. 205047  
☒ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375  
Attorney for Plaintiff

Joseph Taylor  
Writ Department  
1617 J.F.K. Boulevard  
Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000, Ext. 1278  
(215) 563-3352

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

<b>To:</b>	<b>Columbia Sheriff</b>	<b>From:</b>	<b>Joe Taylor</b>
<b>Fax:</b>	<b>570-389-5625</b>	<b>Pages:</b>	
<b>Phone:</b>		<b>Date:</b>	<b>December 2, 2009</b>
<b>Re:</b>	<b>Non-Military Affidavit</b>	<b>CC:</b>	
<b>Urgent</b>	<b>For Review</b>	<b>Please Comment</b>	<b>Please Reply</b>
			<b>Please Recycle</b>

Phelan Hallinan & Schmieg, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32227  
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Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400  
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U.S. BANK, NATIONAL	:	COLUMBIA COUNTY
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TRUSTEE TO BANK OF AMERICA,	:	COURT OF COMMON PLEAS
N.A. AS SUCCESSOR BY MERGER TO	:	
LASALLE BANK, N.A., AS TRUSTEE	:	CIVIL DIVISION
FOR FIRST FRANKLIN MORTGAGE	:	
LOAN TRUST, MORTGAGE LOAN	:	No. 2009-CV-1280
ASSET-BACKED CERTIFICATES,	:	
SERIES 2006-FF18	:	

vs.

**BRENDA L. SWISHER**  
**JOSEPH G. SWISHER**

**VERIFICATION OF NON-MILITARY SERVICE**

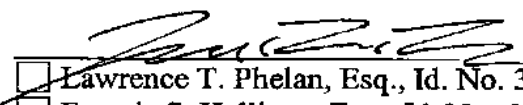
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(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant BRENDA L. SWISHER is over 18 years of age and resides at 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358.

(c) that defendant JOSEPH G. SWISHER is over 18 years of age and resides at 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358.

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

  
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☒ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375  
Attorney for Plaintiff

# REAL ESTATE OUTLINE

ED # 208-07

DATE RECEIVED 12-10-09  
DOCKET AND INDEX 12-2-09

## 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>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>879412</u>

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

SALE DATE	<u>Feb, 24, 10</u>	TIME <u>0630</u>
POSTING DATE	<u>Jan 19, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb. 1</u>	
	2 <sup>ND</sup> WEEK <u>15</u>	
	3 <sup>RD</sup> WEEK <u>17 2</u>	

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 208 OF 2009 ED AND CIVIL WRIT NO. 1280 OF 2009 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 tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, towit:

BEGINNING at a point on Drinker Street and 20 feet southeast of the center of said Drinker Street and at the northerly corner of Lot No. 1, and running southwardly on a line at right angles to Drinker Street, 150 feet to a line along the bank of Fishing Creek; THENCE along Fishing Creek on a line parallel with Drinker Street northeast 50 feet to a corner of Lot No. 3; THENCE in a northerly direction on a line at right angles with Drinker Street, 150 feet to Drinker; THENCE southeast along Drinker Street, 50 feet to the place of beginning. Being Lot No. 2 in the plan of Fernville.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Swisher and Brenda L. Swisher, h/w, by Deed from Clark B. Patterson, Jr. and Anne E. Patterson, h/w, dated 10/31/2006, recorded 11/01/2006 in Instrument Number 200611552.

Premises being: 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358

Tax Parcel # 18-01A-014-00,000

## 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 (5) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Courtenay Dunn  
1617 JFK Blvd  
Philadelphia, PA 19106

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

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 208 OF 2009 ED AND CIVIL WRIT NO. 1280 OF 2009 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 tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Drinker Street and 20 feet southeast of the center of said Drinker Street and at the northerly corner of Lot No. 1, and running southwardly on a line at right angles to Drinker Street, 150 feet to a line along the bank of Fishing Creek; THENCE along Fishing Creek on a line parallel with Drinker Street northeast 50 feet to a corner of Lot No. 3; THENCE in a northerly direction on a line at right angles with Drinker Street, 150 feet to Drinker; THENCE southeast along Drinker Street, 50 feet to the place of beginning. Being Lot No. 2 in the plan of Fernville.

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Premises being: 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358

Tax Parcel # 18-01A-014-00,000

## 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 in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE, FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Courtenay Dunn  
1617 JFK Blvd  
Philadelphia, PA 19106

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

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

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## 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 in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE. FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Courtenay Dunn  
1617 JFK Blvd  
Philadelphia, PA 19106

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



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 208 OF 2009 ED AND CIVIL WRIT NO. 1280 OF 2009 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 tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Drinker Street and 20 feet southeast of the center of said Drinker Street and at the northerly corner of Lot No. 1, and running southwardly on a line at right angles to Drinker Street, 150 feet to a line along the bank of Fishing Creek; THENCE along Fishing Creek on a line parallel with Drinker Street northeast 50 feet to a corner of Lot No. 3; THENCE in a northerly direction on a line at right angles with Drinker Street, 150 feet to Drinker; THENCE southeast along Drinker Street, 50 feet to the place of beginning. Being Lot No. 2 in the plan of Fernville.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Swisher and Brenda L. Swisher, h/w, by Deed from Clark B. Patterson, Jr. and Anne E. Patterson, h/w, dated 10/31/2006, recorded 11/01/2006 in Instrument Number 200611552.

Premises being: 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358

Tax Parcel # 18-01A-014-00.000

## 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.

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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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Courtenay Dunn  
1617 JFK Blvd  
Philadelphia, PA 19106

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

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

**Pa. C.P. 3180-3183 and Rule 3257**

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2009-CV-1280**

**COLUMBIA COUNTY**

2009-ED-208

vs.

BRENDA L. SWISHER  
JOSEPH G. SWISHER  
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358  
(See Legal Description attached)

Amount Due	\$75,194.00
Additional Fees and Costs	\$1,836.00
Interest from 09/11/2009 to Date of Sale	\$_____ and costs.
@ \$12.53 per diem	

Dated 11.30.09  
(SEAL)

PHS # 211645

Tammy B. Kline,  
Barbara N. Silvette, Clerk  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of Columbia County, Penna.

Prothonotary  
My Comm. Exp. 12/31/10, In Office

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

vs.

BRENDA L. SWISHER  
JOSEPH G. SWISHER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1280

2009-ED-208  
COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

Interest from 09/11/2009 to Date of Sale

@ \$12.53 Per diem

\$75,194.00

\$1,836.00

\$\_\_\_\_\_ and costs.

  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☒ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Note: Please attach description of Property.

PHS # 211645

# SHERIFF'S RETURN

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

Plaintiff

vs.

BRENDA L. SWISHER  
JOSEPH G. SWISHER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2009-CV-1280 CD

2009-EL-208

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ 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

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

Court Number

2009-CV-1280

2009-EN-208

Defendant

BRENDA L. SWISHER

JOSEPH G. SWISHER

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.

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

128 DRINKER STREET BLOOMSBURG, PA 17815-8358

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 XX Plaintiff

— Defendant

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

Telephone Number

(215)563-7000

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 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

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

Court Number

2009-CV-1280

2009-ED-208

Defendant

BRENDA L. SWISHER  
JOSEPH G. SWISHER

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.

BRENDA L. SWISHER

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

128 DRINKER STREET BLOOMSBURG, PA 17815-8358

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

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

Telephone Number

(215)563-7000

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

## 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

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

Court Number

2009-CV-1280

2009-ED-208

Defendant

BRENDA L. SWISHER  
JOSEPH G. SWISHER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



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

JOSEPH G. SWISHER

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

128 DRINKER STREET BLOOMSBURG, PA 17815-8358

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

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

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE  
FOR FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF18**

Plaintiff

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2009-CV-1280  
: 2009-ED-208  
: COLUMBIA COUNTY

v.

**BRENDA L. SWISHER**

**JOSEPH G. SWISHER**

Defendant(s)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date  
the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **128 DRINKER STREET,  
BLOOMSBURG, PA 17815-8358**.

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

**BRENDA L. SWISHER**

**128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358**

**JOSEPH G. SWISHER**

**128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358**

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

**SAME AS ABOVE**

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

Name

Address (if address cannot be  
reasonably ascertained, please indicate)

**None.**

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

Name

Address (if address cannot be  
reasonably ascertained, please indicate)

**None.**

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

Name

Address (if address cannot be  
reasonably ascertained, please 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

Address (if address cannot be  
reasonably ascertained, please indicate)

**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 (if address cannot be reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358**

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.A. § 4904 relating to unsworn falsification to authorities.

November 19, 2009

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua J. Goldman, Esq., Id. No. 205047
- ☒ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Plaintiff

: COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 2009-CV-1280  
 : 2009-ED-208  
 : COLUMBIA COUNTY  
 :

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**BRENDA L. SWISHER 128 DRINKER STREET**  
**BLOOMSBURG, PA 17815-8358**  
  
**JOSEPH G. SWISHER 128 DRINKER STREET**  
**BLOOMSBURG, PA 17815-8358**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**SAME AS ABOVE**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**None.**
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**None.**
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be  
reasonably ascertained, please 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 Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**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

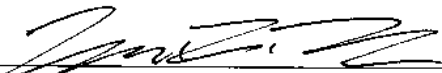
Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

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.A. § 4904 relating to unsworn falsification to authorities.

November 19, 2009

By:   
Attorney for Plaintiff

- Phelan Hallinan & Schmieg, LLP**
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
  - ☐ Francis S. Hallinan, Esq., Id. No. 62695
  - ☐ Daniel G. Schmieg, Esq., Id. No. 62205
  - ☐ Michele M. Bradford, Esq., Id. No. 69849
  - ☐ Judith T. Romano, Esq., Id. No. 58745
  - ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
  - ☐ Jenine R. Davey, Esq., Id. No. 87077
  - ☐ Lauren R. Tabas, Esq., Id. No. 93337
  - ☐ Vivek Srivastava, Esq., Id. No. 202331
  - ☐ Jay B. Jones, Esq., Id. No. 86657
  - ☐ Peter J. Mulcahy, Esq., Id. No. 61791
  - ☐ Andrew L. Spivack, Esq., Id. No. 84439
  - ☐ Jaime McGuinness, Esq., Id. No. 90134
  - ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
  - ☐ Joshua I. Goldman, Esq., Id. No. 205047
  - ☒ Courtenay R. Dunn, Esq., Id. No. 206779
  - ☐ Andrew C. Bramblett, Esq., Id. No. 208375

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR : COURT OF COMMON PLEAS  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR :  
BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR : CIVIL DIVISION  
FIRST FRANKLIN MORTGAGE LOAN TRUST, :  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, : NO. 2009-CV-1280  
SERIES 2006-FF18 : 2009-ED-208  
: COLUMBIA COUNTY

Plaintiff :

vs.

BRENDA L. SWISHER  
JOSEPH G. SWISHER

Defendant(s)

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

TO: BRENDA L. SWISHER  
128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

JOSEPH G. SWISHER  
128 DRINKER STREET  
BLOOMSBURG, PA 17815-8358

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 **128 DRINKER STREET, BLOOMSBURG, PA 17815-8358** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$75,194.00** obtained by **U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18** (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 canceled if you pay to the mortgagee 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 x1230.**
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 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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Drinker Street and 20 feet southeast of the center of said Drinker Street and at the northerly corner of Lot No. 1, and running southwardly on a line at right angles to Drinker Street, 150 feet to a line along the bank of Fishing Creek; THENCE along Fishing Creek on a line parallel with Drinker Street northeast 50 feet to a corner of Lot No. 3; THENCE in a northerly direction on a line at right angles with Drinker Street, 150 feet to Drinker Street; THENCE southeast along Drinker Street, 50 feet to the place of beginning. Being Lot No. 2 in the Plan of Fernville.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Swisher and Brenda L.

Swisher, h/w, by Decd from Clark B. Patterson, Jr. and Anne E. Patterson, h/w, dated 10/31/2006, recorded 11/01/2006 in Instrument Number 200611552.

Premises being: 128 DRINKER STREET, BLOOMSBURG, PA 17815-8358

Tax Parcel # 18-01A-014-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1280**

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18**

**vs.**

**BRENDA L. SWISHER**

**JOSEPH G. SWISHER**

**owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County, Pennsylvania, being**

**(Municipality)**

**128 DRINKER STREET, BLOOMSBURG, PA 17815-8358**

**Parcel No. 18-01A-014-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$75,194.00**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1280**

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**vs.**

**BRENDA L. SWISHER  
JOSEPH G. SWISHER**

**owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County, Pennsylvania,  
being**

**(Municipality)**

**128 DRINKER STREET, BLOOMSBURG, PA 17815-8358**

**Parcel No. 18-01A-014-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$75,194.00**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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Tax Parcel # 18-01A-014-00,000

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18**

Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2009-CV-1280**

:

: **2009-ED-208**

:

:

:

v.

**BRENDA L. SWISHER**

**JOSEPH G. SWISHER**

Defendant(s)

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

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

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

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☒ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

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Plaintiff

**: COURT OF COMMON PLEAS**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2009-CV-1280**

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**: 2009-ED-208**

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**v.**

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**JOSEPH G. SWISHER**

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

TO BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/350

CHECK NO  
879412

J.R. 11/20/2009	
DATE	AMOUNT
11/20/2009	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

*Travis S. Hellman*

⑈879412⑈ ⑆036001808⑆36 150866 6⑈