

SHERIFF'S SALE COST SHEET

US Bank NA vs. Lucy Smith, Dorothy Hixon
 NO. 1-10 ED NO. 1855-09 JD DATE/TIME OF SALE Mar 24 0700

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>20.00</u>
TOTAL ***** \$ <u>438.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>841.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1066.56</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>483.80</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>488.80</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>137.61</u>
WATER 20	\$
TOTAL ***** \$ <u>137.61</u>	

SURCHARGE FEE (DSTE)	\$ <u>126.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2306.67

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank JTA VS Emily Janet Dugan

NO. 1-10 ED NO. 1855 09 JD

DATE/TIME OF SALE: Mar 27 2009

BID PRICE (INCLUDES COST) \$ 7500.00

POUNDAGE - 2% OF BID \$ 150.00

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4056.67

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schmieg
Shirley L. Mull

TOTAL DUE: \$ 4056.67

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 2706.67

PHILAN 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
940104

DEB		DATE	AMOUNT
		04/20/2010	*****2,706.67

Pay TWO THOUSAND SEVEN HUNDRED SIX AND 67/100 DOLLARS

Void after 180 days

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

Thomas S. Hallinan

⑈940104⑈ ⑆036001808136 150866 6⑈

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

March 25, 2010

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

Re: Garry Brown, Janet Brown & Dorothy M. Brown
112 East 3rd Street, Unit 116
Bloomsburg, PA 17815
No. 2009-CV-1855

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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2, 7105 Corporate Drive, Plano, TX, 75024.

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: BAC Home Loans Servicing, L.P. Account No. 217958

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** Telephone Number: _____
Suite 1400 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

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff Columbia County Courthouse**
Grantee(s)/Lessee(s): **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2**

Street Address: **P.O. Box 380, 35 W. Main Street** Street Address: **7105 Corporate Drive**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Plano** State: **TX** Zip Code: **75024**

C PROPERTY LOCATION

Street Address: **112 East 3rd Street, Unit 116, Bloomsburg, PA 17815**
City, Township, Borough: **Bloomsburg Township**

County: **Columbia** School District: **Bloomsburg Township** Tax Parcel Number: **05E-03-042-00.000**

D VALUATION DATA

1. Actual Cash Consideration \$75,000.00	2. Other Consideration + -0-	3. Total Consideration = \$75,000.00
4. County Assessed Value \$28,516.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$105,224.04

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (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:

3/25/2010

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURTHOUSE - P.O. BOX 380
BLOOMSBURG, PA 17013
FAX (717) 339-6625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, January 08, 2010

SMALL BUSINESS ADMINISTRATION
900 Market Street
5th Floor
Philadelphia, PA 19107

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR JP MORGAN
MORTGAGE ACQUISITION TRUST 2006-CW2
VS
GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

DOCKET # 1ED2010

JD # 1855JD2009

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 TRUSTEE FOR
J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-
CW2

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO. 2009-CV-1855
: *2010-ED-1*
: COLUMBIA COUNTY
:
:

vs.

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GARRY BROWN
112 E 3RD ST UNIT 116
BLOOMSBURG, PA 17815-1833

JANET BROWN
112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

DOROTHY M. BROWN
330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670

****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 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833 is scheduled to be sold at the Sheriff's Sale on March 24, 2010 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$97,789.37 obtained by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 (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.
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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**

Countrywide Home Loans, Inc.
1500 Park Granada MSN#SBV-114
Calabasas, CA 91302

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION DELIVERY

- A. Signature ☒ Agent ☒ Addressee
X *Cathy Ph...*
B. Received by (Printed Name) *Cathy Ph...* JAN 12 2010
C. Date of Delivery
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

2. Article Number

(Transfer from service label)

7007 0710 0002 4087 7051

Receipt

102595-02-M-15

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 BUILD.
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION DELIVERY

- A. Signature ☐ Agent ☒ Addressee
X *DAVID R...*
B. Received by (Printed Name) *DAVID R...* JAN 12 2010
C. Date of Delivery
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

2. Article Number

(Transfer from service label)

7007 0710 0002 4087 7082

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

COMPLETE THIS SECTION DELIVERY

- A. Signature ☐ Agent ☒ Addressee
X *...*
B. Received by (Printed Name) *...* JAN 12 2010
C. Date of Delivery
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

2. Article Number

(Transfer from service label)

7007 0710 0002 4087 7068

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION DELIVERY

A. Signature

X *...*

JAN 12 2010

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

1. Article Addressed to:

Mildred Smith c/o Erie Insurance
PO Box 2013
Mechanicsburg, PA 17055

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION DELIVERY

A. Signature

X *...*

JAN 12 2010

...

...

...

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

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

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

LEGAL DESCRIPTION

All that certain parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. brown and Garry Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

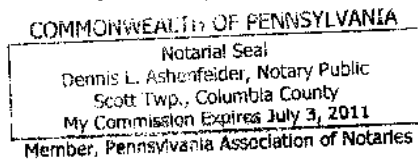
Phelan Hallinan & Schmieg, LLP

§ 51. 7 PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 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 March, 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.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURTHOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
Phone: 704-6300

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, January 08, 2010

**MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG, PA 17815-**

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN
MORTGAGE ACQUISITION TRUST 2006-CW2
VS
GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**

DOCKET # 1ED2010

JD # 1855JD2009

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Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-
CW2

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO. 2009-CV-1855
: *2010-ED-1*
: COLUMBIA COUNTY
:
:

vs.

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GARRY BROWN
112 E 3RD ST UNIT 116
BLOOMSBURG, PA 17815-1833

JANET BROWN
112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

DOROTHY M. BROWN
330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670

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YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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LEGAL DESCRIPTION

All that certain parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. brown and Garry Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

KINYON LANIER
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

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

No. 2009-CV-1855

Re: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2 VS. GARRY BROWN, JANET BROWN, and DOROTHY M.
BROWN**
No. 2009-CV-1855

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 03/24/2010 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:

KINYON LANIER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2
Plaintiff,

v.

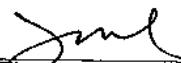
GARRY BROWN
JANET BROWN
DOROTHY M. BROWN
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1855
:

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: 2/22/2010

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.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR J.P. MORGAN MORTGAGE ACQUISITION
TRUST 2006-CW2
Plaintiff

v.

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1855
:
: COLUMBIA COUNTY

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2, 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 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833.

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

Name

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

GARRY BROWN

112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

JANET BROWN

112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

DOROTHY M. BROWN

330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670

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)

MILDRED SMITH c/o
ERIE INSURANCE GROUP

PO BOX 2013
MECHANICSBURG, PA 17055

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)
4500 PARK GRANADA MSN#SVB-114
CALABASAS, CA 91302-1613

COUNTRYWIDE HOME LOANS, INC

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

112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 1710

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.

DATE:

2/19/10

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

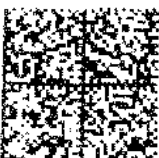
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☒ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ 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

Name and Address
Phelean Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103



JOT/HOS - SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 112 EAST 3RD STREET UNIT 116 BLOOMSBURG, PA 17815-1833		
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		MILDRED SMITH c/o ERIE INSURANCE GROUP PO BOX 2013 MECHANICSBURG, PA 17055		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
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.
RE: GARRY BROWN (COLUMBIA) TEAM 3		PHS# 217958		



UNITED STATES POSTAGE
\$ 01.68⁰⁰
4277286 JAN 15 2010
MAILED FROM ZIP CODE 19103

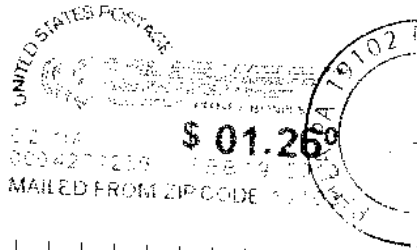
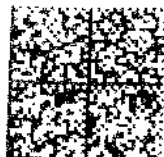
Name and Address Of Sender
 Phelan Hallinan & Schmieg, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103



KXL 3/24/10 SALE

KXL

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	COUNTRYWIDE HOME LOANS, INC 4500 PARK GRANADA MSN#SVB-114 CALABASAS, CA 91302-1613		
2	****			
3	****			
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: GARRY BROWN (COLUMBIA) TEAM 5 PHS# 217958		
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 for the reconstruction of nonnegotiable documents under Express Mail document to piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail documents is \$500,000. 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.	



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 786-6300

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR JP MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

VS

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

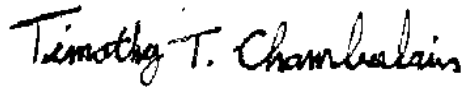
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 26, 2010, AT 8:40 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JANET BROWN AT 112 EAST 3RD STREET UNIT 116, BLOOMSBURG
BY HANDING TO JANET BROWN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

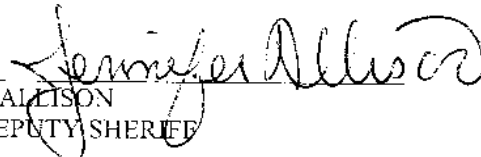
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 26, 2010


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

X 
J. ALLISON
DEPUTY SHERIFF

PIELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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) 784-6100

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR JP MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

VS

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN


AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 26, 2010, AT 8:40 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON GARRY BROWN AT 112 EAST 3RD STREET UNIT 116,
BLOOMSBURG BY HANDING TO JANET BROWN, 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, JANUARY 26, 2010


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

X 
J. ALLISON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5623

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.

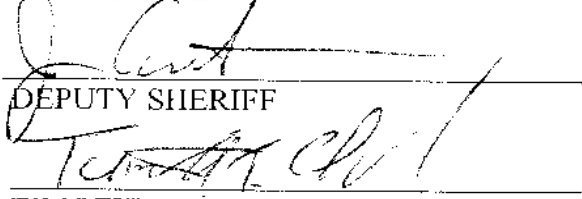
GARRY, JANET & DOROTHY BROWN

WRIT OF EXECUTION #1 OF 2010 ED

POSTING OF PROPERTY

February 18, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GARRY, JANET & DOROTHY BROWN AT 112 E 3RD ST UNIT 116 BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

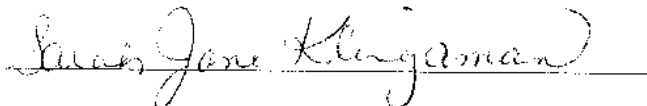


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public

Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 360
BLOOMSBURG, PA 17815
FAX: (370) 389-5625

PHONE
(370) 389-5622

24 HOUR PHONE
(570) 764-6300

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR JP MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

VS

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 26, 2010, AT 8:40 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON GARRY BROWN AT 112 EAST 3RD STREET UNIT 116,
BLOOMSBURG BY HANDING TO JANET BROWN, 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, JANUARY 26, 2010

NOTARY PUBLIC

Timothy T. Chamberlain

X_____
TIMOTHY T. CHAMBERLAIN
SHERIFF

X_____
J. ALLISON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR JP MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

VS

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 26, 2010, AT 8:40 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JANET BROWN AT 112 EAST 3RD STREET UNIT 116, BLOOMSBURG
BY HANDING TO JANET BROWN, , 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, JANUARY 26, 2010

NOTARY PUBLIC

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ALLISON
DEPUTY SHERIFF

PHILAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR JP MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

VS

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

AFFIDAVIT OF SERVICE

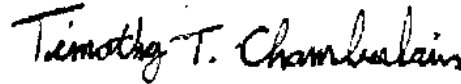
NOW, THIS WEDNESDAY, JANUARY 20, 2010, AT 3:15 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DOROTHY BROWN AT 330 W 3RD STREET APT 212,
BLOOMSBURG BY HANDING TO DOROTHY BROWN, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 20, 2010


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


J. ARTER
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

Plaintiff

vs.

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-1855

ORDER

AND NOW, this 20 day of January, 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	\$86,942.30
Interest Through March 24, 2010	\$10,397.56
Per Diem \$21.43	
Late Charges	
Legal fees	\$243.50
Cost of Suit and Title	\$1,725.00
Sheriff's Sale Costs	\$2,289.00
Property Inspections/ Property Preservation	\$0.00
Appraisal/Brokers Price Opinion	\$275.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	\$0.00
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$610.15

TOTAL

\$102,482.51

Plus interest from March 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

Scott W. Davis
J.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2010

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

JANET BROWN 389-1687

MORTGAGE FORECLOSURE

112 EAST 3RD STREET UNIT 116

BLOOMSBURG

SERVED UPON Janet Brown

RELATIONSHIP det IDENTIFICATION

DATE 1-30-10 TIME 4:45 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

moved: 253 Ruppert St.

F. OTHER (SPECIFY) Reading St.

Bloomsburg, PA 17815

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

1-30-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2010

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

ATTORNEY FIRM PHELAN H. LILLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
GARRY BROWN 389-1687	MORTGAGE FORECLOSURE
112 EAST 3RD STREET UNIT 116	
BLOOMSBURG	

SERVED UPON Janet Brown

RELATIONSHIP Wife IDENTIFICATION _____

DATE 1-8-10 TIME 4 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
mailed: 253 Reading St.
 F. OTHER (SPECIFY) Bloomsburg PA 17815

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY Janet DATE 1-20-10

ZIMMER INSURANCE AGENCY INC

415 Central Road, Suite 2

Bloomsburg PA 17815

(570) 784-4988

FAX (570)784-3723

January 22, 2010

Sheriff of Columbia County
Court House PO Box 380
Bloomsburg, PA 17815

Sarah:

We are returning this notice to your office. We called Erie Home office Customer Service and they have no record of this matter and we do not insure these people.

Thank you,

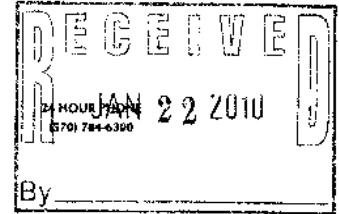
Jolene

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
MECHANICSBURG, PA 17055
(717) 784-6300

PHONE
(570) 389-5622



Friday, January 08, 2010

**MILDRED SMITH C/O ERIE INSURANCE GROUP
OP BOX 2013
MECHANICSBURG, PA 17055-**

2

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN
MORTGAGE ACQUISITION TRUST 006-CW2
VS
GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**

DOCKET # 1ED2010

JD # 1855JD2009

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-
CW2

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:

Plaintiff : NO. 2009-CV-1855

vs.

: *2010-ED-1*
: COLUMBIA COUNTY
:
:

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GARRY BROWN
112 E 3RD ST UNIT 116
BLOOMSBURG, PA 17815-1833

JANET BROWN
112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

DOROTHY M. BROWN
330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670

****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 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833 is scheduled to be sold at the Sheriff's Sale on March 24, 2010 at 9:00 am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$97,789.37 obtained by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 (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 parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Dced, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. brown and Garry Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

January 22, 2010

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Garry Brown
112 East 3rd Street Unit 16
Bloomsburg, Pa. 17815

DOCKET # 1ED2010


JD # 1855JD2009

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$107.81.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Jeanette Cashner
Office Manager

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6953

BROWN DOROTHY M
GARRY & JANET BROWN
116 EAST THIRD STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20041 -4373
Location: 112-116 E 3RD ST
Parcel Id:05E-03 -042-00,000

Assessment: 28,516
Balances as of 01/21/2010

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

NO TAX CLAIM TAXES DUE

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

- elevator
- office manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

~~Janet~~
Janet
Casher

OFFICER: G. Allison
DATE RECEIVED 1/8/2010

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

ATTORNEY FIRM PHILAN HULLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANETTE CASNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 1-20-10 TIME 1500 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY DATE 1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2010

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MARY WARD-TAX COLLECTOR

2ND STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Dropped in Mail Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-10 TIME 1:55 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. G. [Signature]

DATE 1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2010

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOROTHY BROWN

330 W 3RD STREET APT 212

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Dorothy Brown

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-20-10 TIME 15:15 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2010

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

ATTORNEY FIRM PHILAN H. LLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 0900 MESSAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2010

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 1ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

DEFENDANT GARRY BROWN
JANET BROWN
DOROTHEA M. BROWN

ATTORNEY FIRM PHILAN H. LILLINAN AND SCHMIEG

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

SERVED UPON Dob

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

DATE

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

**GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**

**: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1855
:
: COLUMBIA COUNTY
:**

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:

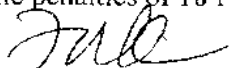
(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant "Garry Brown" is over 18 years of age and resides at "**112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833**".

(c) that defendant "Janet Brown" is over 18 years of age and resides at "**112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833**".

(d) that defendant "Dorothy M. Brown" is over 18 years of age and resides at "**112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833**".

This statement is made subject to the penalties of 18 Pa. C.S.A. § 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
☐ 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

REAL ESTATE OUTLINE

ED # 1-10

DATE RECEIVED 1-7-10
DOCKET AND INDEX 1-7-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒ with 5000
WAIVER OF WATCHMAN ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 890 220
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Dec 29 10 TIME 1:00
POSTING DATE Feb 16
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb 16
2ND WEEK Feb 23
3RD WEEK Feb 30

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2010 ED AND CIVIL WRIT NO. 1855 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 parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church; then along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title) 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. Brown, + Gary Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

MINIMUM PAYMENT: _____

TIME: _____

SALE: _____

(10%) percent of

the bid price or cost: _____

of sale). _____

to be paid in

CASH, CERTIFIED CHECK, _____

BID PRICE: _____

of the bid

is to be paid: _____

days after _____

check or

seller's check. _____

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE - FAILURE TO PAY
THE BID PRICE IN ACCORDANCE WITH THE BIDDING TIME RESULT IN
SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER NOT BID UNLESS
FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE BIDDING TIME
PERIOD.

If the successful bidder fails to pay the bid price within the above terms, the Sheriff may elect either to resell the property for the best price he can obtain or to resell the property at the price bid by the bidder. In either event, the bidder shall be liable for the cost of a default all sums not paid by bidder shall be paid in full and forfeited to the County of Los Angeles applied against any monies held by the County. The bidder shall be responsible for any attorney's fees incurred by the Sheriff in connection with the enforcement of the bid in which the bidder is found to be in default.

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
Jenine Davey
1617 JFK Blvd
Philadelphia, PA 19103

Sherrill of Columbia County
 County Clerk
 www.sherrill-columbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2010 ED AND CIVIL WRIT NO. 1855 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 parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church; thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title) 128 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. Brown and Gary M. Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title. Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1835

Tax Parcel # 05E-03-042-00,000

TERMS OF SALE
The bid price or cash, opening bid at the minimum amount of the bid price to be paid in cash, certified check or cashier's check of the amount of the bid price to be paid within 10 days after the sale in cash or check or cashier's check.
THE PRICE OF THE SALE WILL BE THE RESULT IN SERIOUS FINANCIAL CONSEQUENCE TO THE DEFENDANT NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE SPECIFIED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may either resell the property without a resale fee or the bidder may be liable for the price of the property and maintain an action against the bidder for breach of contract. In the event of a default all sums paid by bidder will be considered forfeited, but the bidder will be liable against any damages recovered. The defendant or whoever is liable for any attorney fees incurred by the Sheriff's Office in connection with the action against the bidder in which the bidder is found liable for the bid price.

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
Jenine Davey
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Tharion
Clerk of Court
columbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2010 ED AND CIVIL WRIT NO. 1855 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 parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. Brown and Garry Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

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.

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
Jenine Davey
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2010 ED AND CIVIL WRIT NO. 1855 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:

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Tax Parcel # 05E-03-042-00,000

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at \$10). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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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
Jenine Davey
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P.

MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

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: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 12/15/2009 to Date of Sale

@ \$16.30 per diem

\$97,789.37

\$2,156.00

\$_____ and costs.

Dated

01-08-2010

(SEAL)

PHS # 217958

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1855

2010-ED-1
COLUMBIA COUNTY

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

Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR J.P. MORGAN MORTGAGE ACQUISITION
TRUST 2006-CW2**
Plaintiff

v.

**GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1855**
: **2010-ED-1**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833**.

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

Name

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

GARRY BROWN

**112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833**

JANET BROWN

**112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833**

DOROTHY M. BROWN

**330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670**

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)

**MILDRED SMITH c/o
ERIE INSURANCE GROUP**

**PO BOX 2013
MECHANICSBURG, PA 17055**

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

Name

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

COUNTRYWIDE HOME LOANS, INC

**4500 PARK GRANADA MSN#SVB-114
CALABASAS, CA 91302-1613**

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

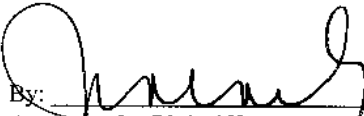
Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT

**112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833**

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.

December 16, 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 TRUSTEE
FOR J.P. MORGAN MORTGAGE ACQUISITION
TRUST 2006-CW2**
Plaintiff

v.

**GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1855**
: **2011-ED-1**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833**.

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

GARRY BROWN

**112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833**

JANET BROWN

**112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833**

DOROTHY M. BROWN

**330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670**

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)

**MILDRED SMITH c/o
ERIE INSURANCE GROUP**

**PO BOX 2013
MECHANICSBURG, PA 17055**

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Address (if address cannot be
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COUNTRYWIDE HOME LOANS, INC

**4500 PARK GRANADA MSN#SVB-114
CALABASAS, CA 91302-1613**

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

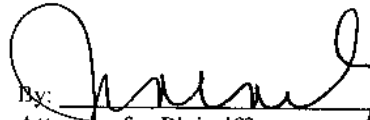
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TENANT/OCCUPANT

**112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833**

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.

December 16, 2009

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

: COURT OF COMMON PLEAS
 :
 : CIVIL DIVISION
 :
 : NO. 2009-CV-1855
 : 2010-ED-1
 : COLUMBIA COUNTY
 :
 :

Plaintiff : NO. 2009-CV-1855
: 2010-ED-1
: COLUMBIA COUNTY

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GARRY BROWN
112 E 3RD ST UNIT 116
BLOOMSBURG, PA 17815-1833

JANET BROWN
112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

DOROTHY M. BROWN
330 W 3RD ST, APT 212
BLOOMSBURG, PA 17815-1670

****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 **112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833** 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 **\$97,789.37** obtained by **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2** (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 parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

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Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All that certain parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

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Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. brown and Garry Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

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Improvements thereon: RESIDENTIAL DWELLING

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Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

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GARRY BROWN

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SHORT DESCRIPTION

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**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

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Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1855

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2**

vs.

GARRY BROWN

JANET BROWN

DOROTHY M. BROWN

**owner(s) of property situate in the Columbia County, Pennsylvania, being
(Municipality)**

112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P.
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

Plaintiff

vs.

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-1855 CD

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 TRUSTEE FOR J.P. MORGAN
MORTGAGE ACQUISITION TRUST 2006-CW2

Court Number

2009-CV-1855

Defendant

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

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)

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.

GARRY BROWN

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

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.

GARRY BROWN

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

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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 TRUSTEE FOR J.P. MORGAN
MORTGAGE ACQUISITION TRUST 2006-CW2

Court Number

2009-CV-1855

Defendant

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

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.

GARRY BROWN

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

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

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 TRUSTEE FOR J.P. MORGAN
MORTGAGE ACQUISITION TRUST 2006-CW2

Court Number

2009-CV-1855

Defendant

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

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.

GARRY BROWN

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

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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 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 19103-1811

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.

JANET BROWN

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

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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.

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

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.

JANET BROWN

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

112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.
JANET BROWN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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.

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

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.
DOROTHY M. BROWN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
112 EAST 3RD STREET UNIT 116
BLOOMSBURG, PA 17815-1833

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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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 TRUSTEE FOR J.P. MORGAN
MORTGAGE ACQUISITION TRUST 2006-CW2

Court Number
2009-CV-1855

Defendant
GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

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.
DOROTHY M. BROWN
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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 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 TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	Court Number 2009-CV-1855
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	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.
DOROTHY M. BROWN
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
112 EAST 3RD STREET UNIT 116

BLOOMSBURG, PA 17815-1833

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 writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

PLAINTIFF	Court Number
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RETURNED:

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

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 : **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
: **CIVIL DIVISION**
: **No. 2009-CV-1855**
: **2010-ED-1**

vs.

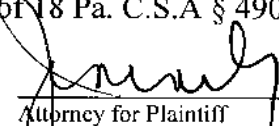
GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he 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 GARRY BROWN is over 18 years of age and resides at 112 EAST 3RD STREET UNIT 116 BLOOMSBURG, PA 17815-1833
- (c) that defendant JANET BROWN is over 18 years of age and resides at 112 EAST 3RD STREET UNIT 116 BLOOMSBURG, PA 17815-1833
- (d) that defendant DOROTHY M. BROWN is over 18 years of age and resides at 330 W 3RD ST, APT 212, BLOOMSBURG, PA 17815-1670.

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


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

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 TRUSTEE FOR J.P.
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2**

Plaintiff

v.

**GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1855**
: **2010-ED 1**
: **COLUMBIA COUNTY**
:
:

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
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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 TRUSTEE FOR J.P.
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2**
Plaintiff

v.

**GARRY BROWN
JANET BROWN
DOROTHY M. BROWN**
Defendant(s)

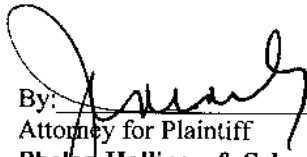
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1855**
: **2010-ED-1**
: **COLUMBIA COUNTY**
:
:

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
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☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

All that certain parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

Vested by Deed, dated 12/09/2004, given by Dorothy M. Brown to Dorothy M. brown and Garry Brown and Janet Brown and recorded 12/21/2004 Instrument #200414373.

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants and reservations as shown in the chain of title.

Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

LEGAL DESCRIPTION

All that certain parcel of land situate in Bloomsburg, County of Columbia, Commonwealth of Pennsylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3rd Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist Church, thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said alley, southwestwardly (erroneously 'southeastwardly' as it may appear in chain of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame house and 3 car garage.

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Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833

Tax Parcel # 05E-03-042-00,000

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P.

MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

vs.

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1855

2010-ED-1
COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

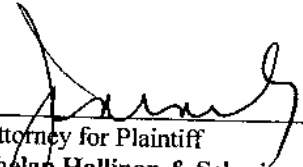
Interest from 12/15/2009 to Date of Sale

@ \$16.30 Per diem

\$97,789.37

\$2,156.00

\$_____ 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
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- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
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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

Note: Please attach description of Property.

PHS # 217958

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180360

CHECK NO
890220

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
12/16/2009	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

⑈890220⑈ ⑆036001808⑆36 150866 6⑈