SHERIFF'S SALE COST SHEET

_ US Book NA VS	s. Garage	Vinate Posothy Escrept
NO. 1- 10 ED NO. 1855, 07	ID DATÉ/TIN	ME OF SALEMAN 24 0700
DOCKET/RETURN	015 00	
SERVICE PER DEF.	\$15.00	
LEVY (PER PARCEL	\$ 195,00	-
MAILING COSTS	\$15.00 \$ 382.50	
ADVERTISING SALE BILLS & COPIES		
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00	
POSTING HANDBILL	\$ 6,00	
CRYING/ADJOURN SALE	\$15.00	
SHERIFF'S DEED	\$10.00	
TRANSFER TAX FORM	\$35.00	
DISTRIBUTION FORM	\$25.00	
	\$25.00	
NOTARY	3 (5 - 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
COPIES NOTARY TOTAL *******	*********	· 438.50
TOTAL	all and a second of the second second second second	2 1 2 0 3 3 2 2
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 83/1/56	
SOLICITOR'S SERVICES	\$75.00	
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************	******	\$ 106656
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *********	\$10.00	
TOTAL *******	*****	6 6 T. 1883
TOTAL *******		2
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ 483,60	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ 5,00	
BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20 TOTAL ************************************	*****	\$ <u>43880</u>
MUNICIPAL FEES DUE:		
	e - 17 G/	
WATER 20	\$\frac{1}{2} \cdot \frac{1}{2}	
SEWER 20 WATER 20 TOTAL ********	D	\$ 1000 31
101112		
SURCHARGE FEE (DSTE)		\$_1.70.00
MISC	\$	
TOTAL ********	\$	
TOTAL ********	*****	2
TOTAL COSTS (OP)	ENING BID)	\$ <u>∂306,67</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Us Book 1)A v	s Garry Janet	Durcher Neger
NOED	at.	
DATE/TIME OF SALE: /1 las = e ² /	.09.99	
BID PRICE (INCLUDES COST)	s_7500,00	
POUNDAGE – 2% OF BID	\$_1500,00	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$_ 250,00	
TOTAL AMOUNT NEEDED TO PURCI	IASE	s 4056,67
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:	· · · · · · · · · · · · · · · · · · ·	
PURCHASER(S) SIGNATURE(S):	get for Pheli	an Hallinan + schmies
TOTAL DUE:		s_4056,67
LESS DEPOSIT:		s_1350,00
DOWN PAYMENT	':	S
TOTAL DUE IN 8 I	DAYS	\$ 2706.67

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

いっこう かいがいかい かいい とうしゅう こうき 音楽をなる 美麗ない というしゅう ないしゅうしゅう

TD BANK, N.A. PHILADELPHIA, PA 19148

3-180/360

CHECK NO 940104

54/20/2015 DEB

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

Void after 180 days

TWO THOUSAND SEVEN HUNDRED SIX AND 67/100 DOLLARS Рау

Sheriff of Columbia County To The Order

35 W Main Street

ŏ

Bloomsburg, PA 17815

Train- S. Hell

"44C)104" (103E001B0B(3E) 150B6B

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,

á Fe**rf**er

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

RECORDE	R'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 exemptions 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	CORRESPON	DENT - All inqu	uiries may be	directed to the follo	wing person:
	ame		To	elephone Number:	
	HELAN HALLINAN & SCHN	MIEG, LLP	Suite 1400	Area Code (2)	
	reet Address Ine Penn Center at Suburban S	Mation 1217 YETZ	City	State	Zip Code
	lyd.	station, 161/JFK	Philadelphia	PA	19103
B		ATA	Date of Acceptance of	Document	
	rantor(s)/Lessor(s)		Grantee(s)/Lessee(s)	- V	
T	'imothy T. Chamberlain -	- Sheriff		ONAL ASSOCIATION, AS	
	Columbia County Courtho	use	MORGAN MORT	TGAGE ACQUISITION TR	UST 2006-CW2
	reet Address		Street Address		
	O. Box 380, 35 W. Main Stree		7105 Corporate D	rive	
Ci		Zip Code	City	State	Zip Code
	loomsburg PA	17815	Plano	TX	75024
_C		OCATION			
	reet Address	I	City, Township, Boro		
	l2 East 3rd Street, Unit 116, Bl 7815	loomsburg, PA	Bloomsburg Tov	vnship	
	ounty	School District		Tax Parcel Number	
	olumbia	Bloomsburg Towns	hin	05E-03-042-00.000	
D	VALUATION DA		<u>r</u>	000 00 042 00.000	
	Actual Cash Consideration	2. Other Consideration		3. Total Consideration	
	75,000.00	+ -0		= \$75,000.00	
	County Assessed Value	5. Common Level Ratio	Factor	6. Fair Market Value	
_\$2	28,516.00	x 3.76		= \$105,224.04	
E		I DATA		1-11-11-11-11-11-11-11-11-11-11-11-11-1	<u> </u>
la	. Amount of Exemption Claimed	1b. Percentage of Intere	st Conveyed	1c. Percentage of Grantor's Interes	est Conveyed
<u>.</u>	100%	100%		100 %	
2.	Check Appropriate Box Below for E	xemption Claimed			
	Will or intestate succession				
	Will of intestate succession	,,,, <u>,</u> ,,	(Name of E	Decedant) (Estate	File Number)
	Transfer to Industrial Developmen	nt Ageney	(**************************************	(Estate	The Hambery
	•				
	Transfer to a Trust. (Attach compl			•	
П	Transfer between principal and age				
	Transfers to the Commonwealth, the (if condemnation or in lieu of	he United States and Insta condemnation, attach a	rumentalities by gift, de a copy of resolution.)	dication, condemnation or in lieu	of condemnation.
	Transfer from mortgagor to a holde (If condemnation or in lieu of con-	er of a mortgage in defaul demnation, attach copy o	lt. (Attach copy of Mort f resolution.)	tgage and note/Assignment.)	
	Corrective or confirmatory deed. (A	• • • • • • • • • • • • • • • • • • • •	•	rected or confirmed)	
LJ	Statutory corporate consolidation		· -		
		•	• • •	•	
	Other (Please explain exemption	ciaimed, if other than i	isted above.		
kno	der Penalties of law, I declare that wledge and belief, it is true, correc	ct and complete	tatement, including ac	companying information, and t	o the best of my
Sig	nature of Correspondent or Responsib	le Party			Date:
l	ora M. Ferrer	Morar) Que		3/25/2010
	LURE TO COMPLETE THIS FO CORDER'S REFUSAL TO RECO		ATTACH APPLICAB	LE DOCUMENTATION MAY	RESULT IN THE



PHONE (570) 389-3622

24 HOUR PHONE (370) 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 1006-CW2 VS
GARRY BROWN
JANET BROWN
DOROTHTY 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 **IMP EDIA i ELY**.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Twistly T. Chambalain

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.

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 SA _ YOUR PROPERTY AND YOU HE. E 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 <u>215-563-7000</u>.
- 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

	Countrywide Home Loans, Inc. 500 Park Cranada MSN#SBV-114 alabasas, CA 91302	Article Addressed to:	ano s. slivery liddres the ca back perm	ENDER: COMPLETE THE SECTION	 SENDER: COMPLETE TF SECTION ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIF BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG. PA 17128-1230 	3. Service Type ☑ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandi ☐ Insured Mail ☐ C.O.D.
	Mildred S PO Box 20	D. Is delivery address different from Item 1? or on the front if space permits.	SENDER COMP Separation of Delivery So that we can attach this can	COMPLETE THIS SECTION PELLIANI	SENDER: COMPLETE THE 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. INTERNAL REVENUE SERVICE TBCHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILD: 600 ARCH STREET ROOM 3259 RHILADELPHIA. PA 19106 2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic Return 4 if Restricted Delivery is desired. In the reverse so that we can return the card to you. Attach this card to the back of the mailpiece,	A. Signature X B. Received by (Printed Name) A. Signature A. Signature A. Signature A. Signature Addressee C. Date of Delivery JAN 1 2 2010
3. Service Type ☐ Certified Mait ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchand ☐ Insured Mail ☐ C.O.D.	e	D. Is delivery address different from item 1? Li Yes		COMPLETE THIS SECTION DELIVERY	(Transfer from service label)	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: 3. Service Type P. Certified Mail D. Express Mail Registered Return Receipt for Merchandis Insured Mail D.C.O.D. 4. Restricted Delivery? (Extra Fee) Yes 17 0710 002 4087 7058

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

HORT 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)

<u>112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833</u> <u>Parcel No. 05E-03-042-00,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

ECUNITY 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.



PHONE (570) 389-5622

24 HOUR PHONE (570) 764-6390

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 ...006-CW2 VS GARRY BROWN JANET BROWN DOROTHTY 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 <u>IFF-IEDIATELY</u>.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Tracky T. Chambalain

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.

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 SA ... YOUR PROPERTY AND YOU HA. & 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 <u>215-563-7000</u>.
- 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 <u>215-563-7000.</u>
- 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 fect, 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

_HORT 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)

<u>112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833</u> <u>Parcel No. 05E-03-042-00,000</u>

(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 <u>03/24/2010</u> 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	: COLUMBIA COUNTY
ACQUISITION TRUST 2006-CW2 Plaintiff,	: COURT OF COMMON PLEAS
v.	: CIVIL DIVISION
GARRY BROWN JANET BROWN DOROTHY M. BROWN Defendant(s)	No. 2009-CV-1855
AFFIDAVIT OF SERVICE PI	URSUANT TO RULE 3129.1
COMMONWEALTH OF PENNSYLVANIA COLUMBIA COUNTY)) SS:
and any known interested party in the manner the persons or parties named, at that address, s applicable. A copy of the Certificate of Mailing Receipt stamped by the U.S. Postal Service is at	set forth on the Affidavit and as amended if (Form 3817) and/or Certified Mail Return
Date: 123/2000	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. 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
1 1/200	

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 : COURT OF COMMON PLEAS FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 CIVIL DIVISION Plaintiff NO. 2009-CV-1855 : v. COLUMBIA COUNTY GARRY BROWN JANET BROWN DOROTHY M. BROWN Defendant(s) **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. 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 Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Name Address (if address cannot be reasonably ascertained, please indicate) MILDRED SMITH c/o PO BOX 2013 ERIE INSURANCE GROUP **MECHANICSBURG, PA 17055** Name and address of last recorded holder of every mortgage of record: 4. Name Address (if address cannot be reasonably ascertained, please indicate) COUNTRYWIDE HOME LOANS, INC 4500 PARK GRANADA MSN#SVB-114 CALABASAS, CA 91302-1613 Name and address of every other person who has any record lien on the property: 5. Name Address (if address cannot be reasonably ascertained, please indicate) None.

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

☐ 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

	None.	
7.	Name and address of every other person of v be affected by the sale:	whom the plaintiff has knowledge who has any interest in the property which may
	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
know of 18 <u>DAT</u>	Pa. C.S.A. § 4904 relating to unsworn	is affidavit are true and correct to the best of my personal restand that false statements herein are made subject to the penalties falsification to authorities. By:

Name and Address Of Sender



Phelan Hallinan & Schmieg, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

-SOH/TOG

SALE

Total Number of Pieces Listed by	;	14	13	12	=	10	9	œ	7	6	'n			4				ىر					2		-	1	Line
Total Number of Pieces Listed by Sender																		* * * *					* * *			****	Article Number
Total Number of Picces Received at Post Office	RE: GARRY BROWN											MECHANICSBURG, PA 17055	PO BOX 2013	MILDRED SMITH //	Harrisburg, PA 17105	P.O. Box 2675	Department of Welfare	Commonwealth of Pennsylvania	BLOOMSBURG, PA 17815	P.O. BOX 380	COLUMBIA COUNTY COURTHOUSE	COLUMBIA COUNTY	DOMESTIC RELATIONS OF	BLOOMSBURG, PA 17815-1833	112 EAST 3RD STREET UNIT 116	TENANT/OCCUPANT	Name of Addressee, St
Postmaster, Per (Name of Receiving Employee)	RE: GARRY BROWN (COLUMBIA) TEAM 3											PA 17055	PROPERTY OF CHAPTER OF CHAPTER	MILDRED SMITH //A FRIE INSTIRANCE CROTTO			,	nsylvania	7815		Y COURTHOUSE	*	ONS OF	7815-1833	ET UNIT 116	7	Name of Addressee, Street, and Post Office Address
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of ionnegotiable 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 \$921 for limitations of coverage.	PHS# 217958										***************************************		90I	YIID													ess
registered mail. The ma exument reconstruction in noity payable on Express h optional insurance. See									:							<u>-</u>										d	Postage
xximum indenmity payable nsurance is \$50,000 per Mail merchandise is \$500. v Domestic Mail Manual										がある。		学者的表	MAINO SALAM	Service Servic	18 F	*C _S	6) 1	17 17 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18		;*** ;0	٠.	-		Fee

Name and Address Of Sender

1

Phelan Hallinan & Schmieg, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

KXL 3/24/10 SALE

VVI 3/

	т		т —	_			_	_		_	_									_
Total Number of Piccos Listed by		15	14	13	12	11	10	9	œ		· `	us	4	3	2			_	Line	
Toral Number of Picces Listed by Sender														****	* * * *	, , , , , , , , , , , , , , , , , , , ,		** **	Article Number	
Total Number of Pieces Received at Post Office		RE: GARRY BROWN														CALABASAS, CA 91302-1613	4500 PARK GRANADA MSN#SVB-114	COUNTRYWIDE HOME LOANS, INC	Name of Addressee, St	
Postmaster, Per (Name of Receiving Employee)		RE: GARRY BROWN (COLUMBIA) TEAM 5						781.00		7,000	***************************************					02-1613	A MSN#SVB-114	ME LOANS, INC	Name of Addressee, Street, and Post Office Address	
The full declaration of value is required on all domestic and international registered for the reconstruction of nonnegotable documents under Express Maif document repriese subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on express and mercuanical including the maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 \$913 and \$921 for limitations of coverage		PHS# 217958																7.200		
cred nt re Dayable on Express Mail melcualid Danal insurance. See Domestic Mail					S CONING	55°	NES 12 14 14 14 14 14 14 14 14 14 14 14 14 14	#0;	**************************************)1	70027 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6		50	2		Postage Fec	
ble ble ble lManual	- Li			_3¥ 	M.	AILI	d3 	FR:	ЭМ 	215		ide 	· .	. N			·		δ	





PHONE 1570) 389-5622

44 HOUR PHONE (570) 784-6300

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

Docket # TED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHTY 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 Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012

Notarial Seal SARAH JANE KLINGAMAN TIMOTHY T. CHAMBERLAIN SHERIFF

emothy T. Chambe

J. ALZÍSON / DEPNTY/SHERIFE



PHONE (\$20) 389-5622 24 HOUR PHONE 157() 784-6306

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

Docket # 1ED2010

VS

MORTGAGE FORECLOSURE

GARRY BROWN JANET BROWN DOROTHTY 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

Notarial Seal SARAH JANE KLINGAMAN

Notary Public Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012 TIMOTHY T. CHAMBERLAIN
SHERIFF

J. AĶLIŞON Depüty sheriff



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5623

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.

SQ ANSWERS:

ÓÉPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2010

Notarial Seal SARAH JANE KUNGAMAN Notary Public

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



PHONE (570) 389-5622 24 HOUR PHONE (578) 764-6380

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

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN JANET BROWN DOROTHTY 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

Temotha T. Chambalain

X

NOTARY PUBLIC

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ALLISON
DEPUTY SHERIFF



PHONE (578) 389-5622 24 HOUR PHONE 1570F784-6300

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

Docket # 1ED2010

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHTY 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

Timothy T. Chamberlain

X

NOTARY PUBLIC

X

J. ALLISON
DEPUTY SHERIFF



PHONE (570) 389-5622

24 HOUR PHONE 15701 784-6300

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

Docket# IED2010

VS

MORTGAGE FORECLOSURE

GARRY BROWN
JANET BROWN
DOROTHTY 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

Notariał Seal SARAH JANE KLINGAMAN Notary Public

Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012 TIMOTHY T. CHAMBERLAIN
SHERIFF

Timothy T. Chambe

J. ARTER

DEPUTY SHERIFF

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

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-1855

VS.

GARRY BROWN JANET BROWN DOROTHY M. BROWN

Defendants

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

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.

5 SCHOT W. MULLA

J.

\$102,482.51

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

	DATE RECEIVED 1/8/201	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
uppert	ATTORNEY FIRM PERSON/CORP TO SERV JANET BROWN 387 112 EAST 3RD STREET UN BLOOMSBURG	PAPERS TO SERVED MORTGAGE FORECLOSURE
St.	SERVED UPON	art train
	RELATIONSHIP (\earthcolor de)	IDENTIFICATION
	DATE HOLD TIME	X SIS MILEAGE OTHER
	Race Sex Height	Weight _ Eyes Hair Age Military
	B. 1 C. 0 D. R	ERSONAL SERVICE AT POAPOBPOECCSO ROUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA CORPORATION MANAGING AGENT LEGISTERED AGENT ROT FOUND AT PLACE OF ATTEMPTED SERVICE COCCEC! 253 ROPECTOR THER (SPECIFY)ROUGH ROUGH R
	ATTEMPTS DATE TIME	
	DEPUTY	DATE / = 2 (a-1 ()

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	1/8/2010	SERVICE# 1 - OF - 14 SERVICES DOCKET # IED2010				
PLAINTIFF	US BANK 1 MORGAN 1	NATIONAL ASS MORTGAGE AC	OCIATION, AS TRUS QUISITION TRUST 20	TEE FOR JF 006-CW2	>	
DEFENDANT	GARRY BR JANET BRO	WN				
PERSON/CORP TO	PHELAN II SERVED 389-1687	PAPERS TO	O SERVED			
SERVED UPON	- American	Edun.				
	and the second second		TICATION			
DATE MANAGEMENT	IME & H MI	EAGE	OTHER	_		
			Age Milita			
TYPE OF SERVICE:	B. HOUSEHOLD M. C. CORPORATION D. REGISTERED / (É» NOT FOUND A	CEMBER: 18+ Y MANAGING A GENT CPLACE OF AT	TEMPTED SERVICE	DA		
	F. OTHER (SPECE	Y)	Reacting	<u> (7</u> 7-	17815	
ATTEMPTS DATE	TIME	OFFICER	REMARKS			
DEPUTY -		DATI				

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



PHONE (570) 389-5622 DEGETUE PHOUSIAN 22 Z010

By

By

Friday, January 08, 2010

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



US BANK NATIONAL ASSOCIATION. AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUS E 006-CW2 VS GARRY BROWN JANET BROWN DOROTHTY 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 <u>LM TEDIATELY</u>.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chamles

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.

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 SA ... YOUR PROPERTY AND YOU HA. E 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 $\underline{215-563-7000}$.
- 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 $\underline{215-563-7000}$.
- 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

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

JHORT 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)

<u>112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833</u> <u>Parcel No. 05E-03-042-00,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP

JNICIPAL AUTHORITY of the TOWN OF BLOOMSBURG

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

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

carette Cash

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,

Seanette 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 BLOCMSBURG 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 TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Timothy T. Chamberlain, Shariff Per: dn.

-elevater -elevater COLUMBIA COUN Y SHERIFF'S OFFICE PROCESS SE RVICE ORDER

(BACKER)	
Jaret Casher	

OFFICER: Q. Quisco

DOCKET # 1ED2010
BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP RGAN MORTGAGE ACQUISITION TRUST 2006-CW2
RRY BROWN JET BROWN
ROTH : M. BROWN ELAN II LLINAN AND SCHMIEG PAPERS TO SERVED MORTGAGE FORECLOSURE
E CASUNER
MAGELL IDENTIFICATION
MULEAGEOTHER
Veight Eyes Hair Age Military
NAL SERVICE AT POA POB ** POE CCSO HOLD MEMBER: 18+ YEARS OF AGE AT POA RATIOM MANAGING AGENT ERED AGENT OUND AT PLACE OF ATTEMPTED SERVICE
(SPECIFY)
OFFICER REMARKS
DATE 1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

DATE RECEIVED 1/8/20	010	SERVICE# 6 - DOCKET#1EI	OF - 14 SERVICES 02010
PLAINTIFF			ATION, AS TRUSTEE FOR JP ISITION TRUST 2006-CW2
DEFENDANT	GARRY BROJ JANET BROJ DOROTHTN	VN	
ATTORNEY FIRM	PHELAN IIA	LLINAN AND SCE	IMIEG
PERSON/CORP TO SERV MARY WARD-TAX COLL	VED	PAPERS TO SI	ERVED
MARY WARD-TAX COLI	LECTOR	MORTGAGE FO	ORECLOSURE
ZNDSIKEEL			
BLOOMSBURG			
SERVED UPON DROP	Otel 14 /	Mail 5/07	***
RELATIONSHIP		IDENTIFICA	ATION
DATE 1-30-10 TIME			
Race Sex Height	tWeight	Eyes Hair	Age Military
B. C. D. E.	HOUSEHOLD (A) CORPORATION REGISTERED (A) NOT FOUND A	EMBER: 18+ YEA MANAGING AGE JENT PLACE OF ATTEN	
-	(4,7,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,		
ATTEMPTS DATE TIM	ILE Y	PFFICER	REMARKS
DEPUTY Juil		DATE	1-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	1/8/2010			VICE# 3 - KET#1EI	OF - 14 SI D2010	ERVICES	
PLAINTIFF		US BANK ? MORGAN :	NATIONA MORTGA	L ASSOCI GE ACQU	ATION, A ISITION T	S TRUSTEE FOR J RUST 2006-CW2	P
DEFENDANT		GARRY BR JANET BRO DOROTHT	WN	WN			
ATTORNEY FIRM		PHELANTI	ALLINAN	AND SCI	AMIEG		
PERSON/CORP 1	<u>o servei</u>	<u>) </u>	PAPI	ERS TO S	ERVED		
- DUKUTHY BROW	'N		$ \pm$ MOR	TGAGE F	ORECLOS	URE	
330 W 3RD STREE	T APT 212						
]				
SERVED UPON	DOROTH	14 B	ROWA	<u> </u>			
RELATIONSHIP) F F		ID	ENTIFICA	ATION		
DATE /- 10-10	TIME <u>45</u> ,	<u>/5</u> M1	LEAGE	• •	_ OTHER		
Race Sex _	Height	Weight	_ Eyes	_ Hair	Age	Military	
TYPE OF SERVICI	B. HO C. CO D. REG	SONAL SER USEHOLD P RPORATION DISTERED A T FOUND A	MEMBER: MANAG AGENT	18+ YEA ING AGE	RS OF AG NT	E AT POA	
	F. OTF	HER (SPECT	Y)				
ATTEMPTS DATE	TIME		OFFICER		REMAI	RKS	
DEPUTY	Cerle			DATE 1	-2 <u>0</u> -10		

COLUMBIA COUNCY SHERIFF'S OFFICE PROCESS SERVICE ORDER

DATE RECEIVED 1	1/8/2010	SERVICE# 8 Docket # 1e	- OF - 14 SERVICES D2010	
PLAINTIFF	US BANK > MORGAN >	ATIONAL ASSOCIORTGAGE ACQU	TATION, AS TRUSTEE FOR J JISITION TRUST 2006-CW2	P
DEFENDANT	GARRY BE JANET BRO	WN		
ATTORNEY FIRM	PHELAN 11.	M. BROWN LLINAN AND SC	ĤMIEG	
PERSON/CORP TO S DOMESTIC RELATION	SERVED	PAPERS TO S	SERVED	
DOMESTIC RELATION	<u> </u>	MORTGAGE	FORECLOSURE	
15 PERRY AVE. BLOOMSBURG		_		
		J		
SERVED UPON //-	POREZN G	اُخ ا		
RELATIONSHIP 🧘	STOMER STRUCK	IDENTIFIC.	ATION	
DATE / 15-10 TI	ME <u>0 9 00</u> Mi	EAGE	_ OTHER	
Race Sex H	leight Weight	Eyes Hair _	Age Military	
TYPE OF SERVICE:	A. PERSONAL SEE B. HOUSEHOLD A C. CORPORATION D. REGISTERED A E. NOT FOUND A	EMBER: 18+ YEA MANAGING AGE GENT		
	F. OTHER (SPECT:	Y)		
ATTEMPTS DATE	TIME)FFICER	REMARKS	
DEPUTY (1	1	DATE 4	1-15-10	

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	1/8/2010			ICE# 11 KET#1ED		SERVICES	
PLAINTIFF	ł N	JS BANK N 4ORGAN 1	\TIONAI ORTGAC	L ASSOCI JE ACQUI	ATION, A SITION T	S TRUSTEE FO RUST 2006-CV	OR JP V2
DEFENDANT	J	GARRY BLO ANET BRO	VN	ች ፖሌ ^ተ			
ATTORNEY FIRM PERSON/CORP T COLUMBIA COUN PO BOX 380 BLOOMSBURG	O SERVED	AIM	LLINAN	AND SCH	IMIEG E RVED DRECLOS	URE	
SERVED UPON _			·				
RELATIONSHIP	Clesk		ID.	ENTIFICA	TION		
DATE <u>[~15</u>	TIME _69)	EAGE _		OTHER		
Race Sex	Height	Weight	Eyes	_ Hair	Age	Military	
TYPE OF SERVICE	B. HOU C. CORI D. REGI E. NOT	ONAL SEEA SEHOLD : I PORATION : ISTERED : I FOUND AT FOUND AT ER (SPECIE)	EMBER: MANAG GENT PLACE (18+ YEAI ING AGEN DF ATTEN	RS OF AG	E AT POA	
			· / - · ·—	· · ·			
ATTEMPTS DATE	TIME		FFICER		REMAI	RKS	_
DEPUTY	K			 Date		,	_

vs.

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

COURT OF COMMON PLEAS

CIVIL DIVISION

No. 2009-CV-1855

: COLUMBIA COUNTY

GARRY BROWN JANET BROWN BOROTHY M. BROWN

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 it 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 "Doroty 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.	Tale
	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# /- /O DATE RECEIVED DOCKET AND INDEX CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSI :: DO NOT PROCEED** SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER IST WEEK 2ND WEEK 3RD WEEK

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 assylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 3. Street in said Town of Bloomsburg; and running thence along said East 3. Street, northeastwardly 55 feet to the Baptist. Street, if encoulding said church lot, southeastwardly 198 feet, more or less to an alley; thence along said aliey, southeastwardly (encously 'southeastwardly' as it may appear in chair of title) 55 feet to the said lot late of David Stroup; there e along said in that of David Stroup, northwestwardly (erroneously 'northeastwardly' as it may appear in chain of title), 198 (eer, note or less, to East 3. Street aforesaid, the place of beginning. On which are creeted a double 2-story frame I onse and 3 car garage.

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

UNDER AND SUBJECT to all exceptions, restrictions, casements, 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

	T `::-	FOFS	3 10		
MINIMUM PAYMENT	TIME	ALE: T		٠.	(10%) percent of
the bid price or costa		í sale).			s to be paid in
Carty Cartific Stores	<u>jiloosa.</u>	:Kat:	Mara.		
	BIDE	2000 × /			nt of the bid
p: dis to be savidable	days				t check or
c: tier's check.				,	· · · · · · · · · · · · · · · · · · ·
<u>IMPORTANT NOTICE</u>	JR FAIT	TO PA	Yet en	/^ ·* ,	LURE TO PAY
THE BID PRICE IN ACCOR		HTH	37 7 0 1:		ESULTIN
SERIOUS HINANCIA!	- ISIEC	STO			NOT BID UNLESS
FUNDS & AVA		ENTW			RIBED TIME
Princia.		···			
	idder 🦥 🔭 🦠	William Co.	Old parch		he above terms,
the Sharif may elegath	er to :		or the s	Cr.	e without a
resale of the propersions	to res	ριορε	at the i	. s. f	risk and maintain
an action against the his		i of co.			of a default all
sums reading bidden					oplied against
any as to:	The age	ing			nsible for any
att. / see en 28 incur					on against the
bidder in which the side		101			

If proceeds are payable to the Plaintiff, the processis stack will be payable to Plaintiff, unless the Columbia County Sherik in Case receives advance written notice otherwise, signed by an authorized resentation of the Plaintiff.

Plaintiff's Attorney Jenine Davey 1617 JFK Blvd Philadelphia, PA 19103 Theritiof Colombia County

Limiting Limit mberlain

make the Colombia county.com

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 1010 ED AND CIVIL WRIT NO. 1855 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLUAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGH EST BIDDAR, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, ANTHE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17315, 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, Commonwy differ the asylvania being known and designated as follows:

Beginning at a corner of lot late of David Stroup on the southeast side of East 31 Street in said Town of Bloomsburg; and running thence along said East 3rd Street, northeastwardly 55 feet to the Baptist a huran thence along said church lot, southeastwardly 198 feet, more or less to an alley; thence along said a lay, southwest andly (a noncously 'southeastwardly' as it may appear in chair of title) 55 feet to the said lot late of David Stroup; there a along said for late of David Stroup. northwestwardly (erroneously 'northeastwardly' as it may appear in closin of title. 1988 feet, more or less, to East 3rd Street aforesaid, the place of beginning. On which are erected a double 2-story frame is use and 3 cars made.

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

UNDER AND SUBJECT to all exceptions, restrictions, easements, covenants at these reations at those in the chain of title. Premises being: 112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 178 (1-1833) Tax Parcel # 05E-03-042-00 000

Tax Parcet # 050-05-042-00,000
TERMS C A
the bid price or cos opening 'd at nimi m to be paid in
the bid phae or cos. opening 'd at in inimit of to be paid in
<u>- Cath, Certified Check Groupshiers and Read to both the control of the control </u>
WEMAINING BALANC OF BUILDING A COMMON COMMON TO STATE OF THE BID
price to be partition and arts the so n check or
caship school
IN (AN) IN PRIC SCEWI SE 35 SULT IN
THE PRICE SULT IN
ST SOUS FINANCIAL OF BEQUENC OTHE DET. OT BID UNLESS
FUNDS AND AVAILABLE FOR PAY NEW WITH SED TIME
PERIOD.
the successful bidden is to pay to bid the sport of above terms,
the Silf may settler 3 the pic scools without a
resale to proper the property the property that the property of the property o
an and mainst or for reach c fact for fact all
sum or by bide be considered ad, but a jed against
any dama as recov. S. The def white er white the sible for any

attorney fres incurred the Sher is conbidder in which the last ris for it ble for If proceeds are payable to the Plaintif, the placeed of ank will be payable to Plaintiff, unless the Columbia County \$1 or iff to receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney Jenine Davey 1617 JFK Blvd Philadelphia, PA 19103 1 Infiff of Columbia County Time by To the declain a.s. or of mbiacounty.com

On against the

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 (erroncously 'southeastwardly' as it may appear in chair of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroncously '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 MINE OF SALE: The greater of ten (10%) percent of the bid price or costs (epening 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 MAILURE TO P. 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 WITH THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the aid price as per the above terms, the Sheriff may elect either to sue the bidder or the balance due without a resale of the property, or to resell the property of the bidder's risk and maintain an action against the bidder for breach of contact. In the case of a default all sums paid by bidder will be considered forfeite. But will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in annection 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

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 (erroncously 'southeastwardly' as it may appear in chair of title) 55 feet to the said lot late of David Stroup; thence along said lot late of David Stroup, northwestwardly (erroncously '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 creeted 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

TELMIS OF SALE

MINIMUM PAYMENT AT THE OF SALE: The preaser of ten (10%) percent of the bid price or costs (opening bid at a dist). It is improved in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF SID PRICE: Any remaining amount of the bid price is to be paid within (8) sys after the second cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE O PAY 3ID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANC WITH THESE TORMS MAY RESULT IN SERIOUS FINAL CIAL COMSECTION NOT THE CONTROL OF PAYMENT WHEN 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 suc the bidder for the balance due without a resale of the property. On to remain the property of a bidder's risk and maintain an action against the lidder or breach of contact. In the case of a default all success paid by bidder all be considered or feited but will be applied against any damages recoverable. The diffaultion bidder will be responsible for any attorney fees incurred by the Sharin connection with any action against the bidder in which the bidder of found liable for largers.

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 EZ CUTION – (MORTGAGE FORECL SURE) 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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1855

2010-AD-1

COLUMBIA COUNTY

and costs.

Dated 01-07-2010

PHS # 217958

of Columbia County, Penna.

Proth & Clerk of Sev. Courts

My Com. Ex. 1* Monday in 2012

(Clerk) Office of the Prothy Support, Common Pleas

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE COURT OF COMMON PLEAS :

FOR J.P. MORGAN MORTGAGE ACQUISITION

TRUST 2006-CW2 CIVIL DIVISION

:

Plaintiff

NO. 2009-CV-1855 :

v.

GARRY BROWN JANET BROWN DOROTHY M. BROWN

Defendant(s)

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):

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

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

MILDRED SMITH c/o PO BOX 2013

ERIE INSURANCE GROUP **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 sale.	record interest in the property and whose interest may be affected by the
	Name	Address (if address cannot be reasonably ascertained, please indicate)
	None.	
7.	be affected by the sale:	e plaintiff has knowledge who has any interest in the property which may
	Name	Address (if address cannot be reasonably ascertained, please indicate)
	TENANT/OCCUPANT	112 EAST 3RD STREET UNIT 116 BLOOMSBURG, PA 17815-1833
knowl of 18	I verify that the statements made in this affice ledge or information and belief. I understand Pa. C.S.A. § 4904 relating to unsworn falsifications.	lavit are true and correct to the best of my personal that false statements herein are made subject to the penalties cation to authorities.
<u>Decen</u>	<u>nber 16, 2009</u>	Attorney for Plaintiff Phelan Hallinan & Schmieg, LLP Layvrence 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 : COURT OF COMMON PLEAS FOR J.P. MORGAN MORTGAGE ACQUISITION : CIVIL DIVISION

Plaintiff

: NO. 2009-CV-1855

v. : All-Eb-1 : Columbia County

GARRY BROWN JANET BROWN DOROTHY M. BROWN

Defendant(s)

I.

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.

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 PO BOX 2013

ERIE INSURANCE GROUP MECHANICSBURG, PA 17055

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 an sale.	y record interest in the property and whose interest may be affected by the
	Name	Address (if address cannot be
		reasonably ascertained, please indicate)
	None.	
7.	be affected by the sale:	e plaintiff has knowledge who has any interest in the property which may
	Name	Address (if address cannot be reasonably ascertained, please indicate)
	TENANT/OCCUPANT	112 EAST 3RD STREET UNIT 116 BLOOMSBURG, PA 17815-1833
knowle of 18 I	I verify that the statements made in this afficed or information and belief. I understand Pa. C.S.A. § 4904 relating to unsworn falsifications.	davit are true and correct to the best of my personal that false statements herein are made subject to the penalties cation to authorities.
Decem	aber 16, 2009	Attorney for Plaintiff Phelan Hallinan & Schmieg, LLP Layrence 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. 90134 Chrisovalante P. Fliakos, 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-

VS.

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff: NO. 2009-CV-1855

2010-ED-1

GARRY BROWN JANET BROWN DOROTHY M. BROWN

CW2

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 ST	REET UNIT 116, BLOOMSBI	URG, 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, Blooms	ourg, PA 17815 to enforce
the court judgment of \$97,789.37 obtained by U.S. BA		
J.P. MORGAN MORTGAGE ACQUISITION TRU	UST 2006-CW2 (the mortgagee)	against you. In the event
the sale is continued, an announcement will be made		

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 <u>215-563-7000</u>.
- 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

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

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

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

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 crected 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

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

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

MORT 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)

<u>112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833</u> Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

LHORT 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

MORT 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)

<u>112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833</u> Parcel No. 05E-03-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

_HORT 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)

<u>112 EAST 3RD STREET UNIT 116, BLOOMSBURG, PA 17815-1833</u> <u>Parcel No. 05E-03-042-00,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$97,789.37

Attorneys for Plaintiff

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

No. 2009-CV-1855 CD

WRIT

ISSUED

GARRY BROWN JANET BROWN DOROTHY M. BROWN

VS.

NOW,	20 I,	High Sheriff of Columbia County, Pennsylvania, do
		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
		Ву
	AERIDAV	Deputy Sheriff IT OF SERVICE
Now.		O'Clock m., served the within
проп		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,
•Lia		
this	· · · · · · · · · · · · · · · · · · ·	
day of	20	
Notary Public		BY: Sheriff
Notary I done		Sherift
	 .	, See return endorsed hereon by Sheriff of
return		variety, 2 most variety and made a part of this
Total I		
		So Answers,
		Sheriff
		SICILI
		Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRU	INSTRUCTIONS: Please type or print legibly, insuring		
		eadability of all copies. Do not detach any copies.		
	Expiration	Expiration date		
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. M MORTGAGE ACQUISITION TRUST 2006-CW2	1ORGAN	Court Number 2009-CV-1855	5	
Defendant GARRY BROWN JANET BROWN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE		
DOROTHY M. BROWN SERVE (NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE)		<u> </u>		
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Co 112 EAST 3RD STREET UNIT 116		PROPERTY TO BE L	EVIED, ATTACHED OR SALE.	
BLOOMSBURG, PA 17815-1833				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPERIENCE POST THE PREMISES WITH THE SHERIFF'S HAND NOW,	BILL OF SALE.			
	Sheriff of COLUMBIA	. C B		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W property under within writ may leave same without a watchman, in custody of whom attachment without liability on the part of such deputy or sheriff to any plaintiff her sheriff's sale thereof.	mever is found in posse ein for any loss, destruc	ssion, after notifying etion or removal of ar	gperson of levy or ny such property before	
Signature of Attorney of other Originate) requesting service on behalf of XX Plaintiff Defendan ADDRESS: One Penn Fenter at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814		3-7000	Date	
SPACE BELOW FOR USE OF SHERIFF ON PLAINTIFF	NLY — DO NOT		LOW THIS LINE	
FLAINTIFF		Court Number		
DETURNED.				
RETURNED: AFFIRMED and subscribed to before me this	ANGWEDE	<u></u>		
	SO ANSWERS Signature of Dep. Sheriff			
of20				
	ature of Sheriff		Date	
Sheri	iff of		<u> </u>	
<u> </u>				

HERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, in			pe or print legibly, insuring	
PROCESS RECEIPT and AFFIDAVIT OF RETU				not detach any copies.	
		Expiration date			
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORTGAGE ACQUISITION TRUST 2006-CW2		Court Number 2009-CV-1855			
Defendant GARRY BROWN JANET BROWN			Type or Writ of Complaint EXECUTION/NOTICE OF SALE		
DOROTHY M. BROWN					
SERVE AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO GARRY BROWN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 112 EAST 3RD STREET UNIT 116	<u></u>	CRIPTION OF	PROPERTY TO BE LEV.	IED, ATTACHED OR SALE.	
BLOOMSBURG, PA 17815-1833					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPENITION	G SERVICE			
	T IIV EXI EDITIIV	o startice.	•		
NOW,, 200_, I, Sheriff of COLUMBIA Count	tı: DA do harabı e	lanutina tha C	Chariff of		
County, to execute the within and make return thereof according to law.	iy, i A do neleby t	repunze me a	SILETTII (II		
	Sheriffof	COLUMBIA	County, Penna.	···	
			• •		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is for	und in posses	sion, after notifying per	rson of levy or	
Signature of Anomey or other Originator requesting service on behalf of XX Pla	untiff	Telephone	Number	Date	
ADDRESS: One Fent Center at Suburpan Station, 1617 John F. Kennedy Boulevard, Suite 1400 Unitadelphia, PA 19103-1814			(215)563-7000		
SPACE BELOW FOR USE OF SHERIF	F ONLY —	DO NOT	WRITE BELO	W THIS LINE	
PLAINTIFF		-	Court Number		
		i			
DETENDING					
RETURNED: AFFIRMED and subscribed to before mc this day	1 000 000				
AFFIRMED and subscribed to before mc this day	SO ANSWERS Signature of Dep			Date	
.6					
of20	Signature of CL.	riff		Date	
Signature of Sheriff					
	Sheriff of		····		
	,				

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	ΓURN 📙	readability	of all copies. Do	pe or print legibly, insuring not detach any copies.
		Expiratio	π date	
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J MORTGAGE ACQUISITION TRUST 2006-CW2	.P. MORGAN	Į	Court Number 2009-CV-1855	
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN			Type or Writ of Com EXECUTION/No	plaint OTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S GARRY BROWN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and		CRIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
112 EAST 3RD STREET UNIT 116 BLOOMSBURG, PA 17815-1833				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SEDVICE		
STECHNINGTROCTIONS ON OTHER INFORMATION THAT WILL ASSIST	IN EXICUITING	G SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,	DA do hereby d	Ionutive the S	heriff of	
County, to execute the within and make return thereof according to law.	, IA do hereby c	reputize the c		
	Sheriff of	COLUMBIA	. County, Penna.	AT
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody o attachment without liability on the part of such deputy or sheriff to any plaint sheriff sale thereof.	f whomever is for iff herein for any	und in posses	sion, after notifying ne	rson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plain Det ADDRESS: One Penn Schler at Supurban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	endant	Telephone (215)563		Date
SPACE BELOW FOR USE OF SHERIFI	FONLY—	DO NOT	WRITE BELO	W THIS LINE
PLAINTIFF			Court Number	
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS			Date
	Signature of Dep	o. Sheriff		2000
of20	Signature of She	eriff		Date
	Sheriff of	 -		

		TIVILLI	
SHERIFF SERVICE	II.	ISTRUCTIONS: Please ty	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU		adability of all copies. Do	
	E	xpiration date	
Plaintiff		Court Number	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P.	MORGAN	2009-CV-1855	
MORTGAGE ACQUISITION TRUST 2006-CW2			
Defendant		Type or Writ of Com	
GARRY BROWN			OTICE OF SALE
JANET BROWN		EXECUTION	OTICE OF SALE
DOROTHY M. BROWN			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV	HOU OF DESCR	INTION OF PROPERTY TO DE LEI	TET ATTACHED OR OLD
GARRY BROWN	THE OR DESCR.	IPTION OF PROPERTY TO BE LEV	TED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip of	Code		
112 EAST 3RD STREET UNIT 116	code)		
BLOOMSBURG, PA 17815-1833	<u>.</u>		
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 County, to execute the within and make return thereof according to law.	do hereby dep	outize the Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of CO	DLUMBIA County, Penna.	
		• •	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	WATCHMAN	 Any deputy sheriff levying up 	on or attaching any
property under within writ may leave same without a watchman, in custody of wh attachment without liability on the part of such deputy or sheriff to any plaintiff h	omever is foun	d in possession, after notifying pe	erson of levy or
sheriff's sale thereof.	erein for any for	ss, destruction or removal or any	such property before
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	 	Telephone Number	Date
ADDRESS: On Penn Cemer at Suburban Station, 1617 John F. Kennedy Boulevard,	I	(0) 5) 5 60 5000	
Philadelphia, PA 19103-1814	Suite 1400	(215)563-7000	
SPACE BELOW FOR USE OF SHERIFF O	NLY — D	O NOT WRITE BELC	W THIS LINE
PLAINTIFF		Court Number	74 THIS LINE
			
DETUDNED.			
RETURNED: AFFIRMED and subscribed to before me this day SO	ANGUERO		···
	ANSWERS nature of Dep. :	Shariff	Date
	mature of 17cp.	omul	
of20			
	nature of Sherit	Γ	Date
CL	eriff of	<u> </u>	
500	3111 Ot		

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RET	URN _r	eadability of all copies. Do	ype or print legibly, insuring not detach any copies.
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.I MORTGAGE ACQUISITION TRUST 2006-CW2		Expiration date Court Number 2009-CV-1855	
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN		Type or Writ of Con EXECUTION/N	uplaint IOTICE OF SALE
SERVE AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE GARRY BROWN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z 112 EAST 3RD STREET UNIT 116		RIPTION OF PROPERTY TO BE LE	VIED, ATTACHED OR SALE.
BLOOMSBURG, PA 17815-1833			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.	
NOW,, 200_, I, Sheriff of COLUMBIA County, County, to execute the within and make return thereof according to law.	PA do hereby do	eputize the Sheriff of	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER (property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof. Signature of Attorney or other Originally requesting service on behalf of XX Plaint	OF WATCHMAN whomever is fou Therein for any lo	nd in possession, after notifying p	erson of levy or
ADDRESS: One Penh Center at Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814	d, Suite 1400	(215)563-7000	
SPACE BELOW FOR USE OF SHERIFF PLAINTIFF	ONLY — I	OO NOT WRITE BELO	OW THIS LINE
		Coart Names.	
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date
	Signature of Dep	. Sheriff	
	Signature of Sher	iff	Date
	Sheriff of	· - · · · · · · · · · · · · · · · · · ·	

SHERIFF SERVICE				pe or print legibly, insuring	
PROCESS RECEIPT and AFFIDAVIT OF RE			y of all copies. Do not detach any copies.		
Plaintiff		Expiration			
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR I MORTGAGE ACQUISITION TRUST 2006-CW2	J.P. MORGAN	ı	Court Number 2009-CV-1855		
Defendant GARRY BROWN JANET BROWN			Type or Writ of Comp EXECUTION/NO		
DOROTHY M. BROWN					
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SUSTAIN AND STREET UNIT 116 NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SUSTAIN AND STREET UNIT 116		CRIPTION OF P	ROPERTY TO BE LEVI	ED, ATTACHED OR SALE.	
BLOOMSBURG, PA 17815-1833			<u>.</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	I'IN EXPEDITING	G SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 200_, I, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	y, PA do hereby d	leputize the Sh	eriff of		
	Sheriff of G	COLUMBIA C	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody cattachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is fou	and in possessi	on, after notifying per	son of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plai De ADDRESS: One John Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	efendant	Telephone N (215)563-		Date	
SPACE BELOW FOR USE OF SHERIF	FONLY—	DO NOT	WRITE BELO	W THIS LINE	
PLAINTIFF			Court Number		
	-				
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheriff		Date	
οΓ20					
	Signature of She	eriff		Date	
	Sheriff of				

		* 111 L	
SHERIFF SER √ICE	IN	STRUCTIONS: Please	e type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN re	adability of all copies.	Do not detach any copies.
		xpiration date	
Plaintiff		Court Number	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J	.P. MORGAN	2009-CV-185	5
MORTGAGE ACQUISITION TRUST 2006-CW2			-
Defendant			
GARRY BROWN		Type or Writ of C	Complaint NOTICE OF SALE
JANET BROWN		EXECUTION	NOTICE OF SALE
DOROTHY M. BROWN			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	SERVICE OR DESCRI	PTION OF PROPERTY TO BE I	LEVIED, ATTACHED OR SALE.
JANET BROWN			
AT 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 den	utize the Sheriff of	
County, to execute the within and make return thereof according to law.	,, in do necesy dep	duse the sherm of	
_	-		
	Sheriff of CO	LUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN.	— Any denuty cheriff loss inc	rupon or attaching any
property under within writ may leave same without a watchman, in custody of	f whomever is found	in possession, after notifying	person of levy or
attachment without liability on the part of such deputy or sheriff to any plaint	iff herein for any los	s, destruction or removal of a	ny such property before
sheriff's sale thereof.	_		
Signature of Attorney or other Originator requesting service on behalf of XX Plai	4: <i>CF</i>	T.1 1 1 1	Ts.
	ntirr fendant	Telephone Number	Date
ADDRESS: One Perh Certier at Suburban Station, 1617 John F. Kennedy Bouley		(215)563-7000	<u> </u>
Philadelphia, PA 19103-1814			
SPACE BELOW FOR USE OF SHERIF	FONLY — D	O NOT WRITE BE	LOW THIS LINE
PLAINTIFF		Court Number	
		į.	
DETIDALES			
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS	21: 6C	Date
AFTRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. 9	Sheriff	Date
		Sheriff	Date
			Date
	Signature of Dep. 9		
	Signature of Dep. 9		

SHERIFF SER√ICE		INSTRUC	CTIONS: Please ty	pe or print legibly, insuring	
		readability	adability of all copies. Do not detach any copies.		
		Expiratio			
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR . MORTGAGE ACQUISITION TRUST 2006-CW2	J.P. MORGAN		Court Number 2009-CV-1855		
Defendant GARRY BROWN JANET BROWN DOBOTHY M. BROWN			Type or Writ of Com EXECUTION/No	plaint OTICE OF SALE	
DOROTHY M. BROWN SERVE (NAME OF INDIVIDUAL, COMPANY, CORPORATION ETC. TO		<u></u>			
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO JANET BROWN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 112 EAST 3RD STREET UNIT 116		RIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.	
BLOOMSBURG, PA 17815-1833					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	T IN L'ADEDITING	CERTICE			
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,, 200_, I, Sheriff of COLUMBIA Count County, to execute the within and make return thereof according to law.					
	Sheriff of C	COLUMBIA	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is fou tiff herein for any l	ind in posses	sion, after notifying pe	rson of levy or	
Signature of Attorney or other Origin for requesting service on behalf of XX Plai Do ADDRESS: One refresh Center at Suburban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	efendant	Telephone (215)56		Date	
SPACE BELOW FOR USE OF SHERIF	F ONLY —]	DO NOT	WRITE BELO	W THIS LINE	
PLAINTIFF			Court Number		
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	. Sheriff		Date	
of20	Signature of She	riff		Date	
	Sheriff of				

SHERIFF SER√ICE PROCESS RECEIPT and AFFIDAVIT OF RE	TURN 🗀	readability	of all copies. Do	ype or print legibly, insuring not detach any copies.
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR . MORTGAGE ACQUISITION TRUST 2006-CW2	•	Expiratio	Court Number 2009-CV-1855	
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN			Type or Writ of Con EXECUTION/N	oplaint OTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO DOROTHY M. BROWN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 112 EAST 3RD STREET UNIT 116		CRIPTION OF	PROPERTY TO BE LEV	/IED, ATTACHED OR SALE.
BLOOMSBURG, PA 17815-1833				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	Γ IN EXPEDITING	G SERVICE,		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,	y, PA do hereby d	leputize the S	heriff of	
	Sheriff of G	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody cattachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is fou	and in possess	sion, after notifying no	erson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plai De ADDRESS: One Penin Center at Suburban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	efendant	Telephone (215)563		Date
SPACE BELOW FOR USE OF SHERIF	F ONLY —	DO NOT		OW THIS LINE
TEANTH		i	Court Number	
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	p. Sheriff	•	Date
of20	Signature (CC)	-:cc		
	Signature of She	riff		Date
	Sheriff of	<u> </u>		<u> </u>

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	TURN _	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 MORTGAGE ACQUISITION TRUST 2006-CW2		Court Number
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO DOROTHY M. BROWN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 112 EAST 3RD STREET UNIT 116		CRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
BLOOMSBURG, PA 17815-1833		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	ΓΙΝ EXPEDITING	IG SERVICE.
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW,, 200_, I, Sheriff of COLUMBIA Count County, to execute the within and make return thereof according to law.	y, PA do hereby d	deputize the Sheriff of
	Sheriff of	COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is for tiff herein for any	ound in possession, after notifying person of levy or loss, destruction or removal of any such property before
Signature of Attorney or other Originator requesting service on behalf of XX Plai De ADDRESS: One Perfo Center at Suburpan Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	for Joseph	Telephone Number Date (215)563-7000
SPACE BELOW FOR USE OF SHERIF	FONLY—	DO NOT WRITE BELOW THIS LINE
PLAINTIFF		Court Number
RETURNED:	GO ANGTHENIA	
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	
of20	Signature of She	eriff Date
	Sheriff of	

SHERIFF SER√ICE PROCESS RECEIPT and AFFIDAVIT OF RE				
		Expiration	n date	
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J MORTGAGE ACQUISITION TRUST 2006-CW2			Court Number 2009-CV-1855	
Defendant GARRY BROWN JANET BROWN DOROTHY M. BROWN	****		Type or Writ of Com EXECUTION/NO	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO: DOROTHY M. BROWN		CRIPTION OF	PROPERTY TO BE LEV	ED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 112 EAST 3RD STREET UNIT 116	Zip Code)			
BLOOMSBURG, PA 17815-1833				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITIN	G SERVICE.		
SEDVE RECENDANT WITH THE NOTICE OF CALE				
NOW,, 200_, I, Sheriff of COLUMBIA County, to execute the within and make return thereof according to law.	y, PA do hereby	deputize the S	heriff of	
	Sheriff of	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody cattachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is fo	und in posses	sion, after notifying per	son of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plai De ADDRESS: One Perm Center at Suburban Station, 1617 John F. Kennedy Bouley Philadelphia, PA 19103-1814	fendant	Telephone (215)563	İ	Date
SPACE BELOW FOR USE OF SHERIF	F ONLY —	DO NOT	WRITE BELO	W THIS LINE
PLAINTIFF			Court Number	
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Do			Date
of20	Signature of Sh	eriff		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

Courtenay R. Dunn, Esq., Id. No. 206779 Andrew C. Bramblett, Esq., Id. No. 208375

No. 2009-CV-1855

2010-ED-1

GARRY BROWN JANET BROWN DOROTHY M. BROWN

VS.

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 it 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 6ft 8 Pa. C.S.A § 4904 relating to unsworn falsification to authorities. Attorney for Plaintiff Rhelan 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 El Jenine R. Davey, Esq., Id. No. 87077 Lauren R. Tabas, Esq., ld. 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

Phelan Hallinan & Schmieg, LLP

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

Attorneys for Plaintiff

COURT OF COMMON PLEAS

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

MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

N MORIGAGE ACQUISITION TRUST 2006-CW2
Plaintiff

: CIVIL DIVISION

: : NO. 2009-CV-1855

> : 2010 - ED (: COLUMBIA COUNTY

GARRY BROWN
JANET BROWN
DOROTHY M. BROWN

Defendant(s)

CERTIFICATION

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

() the mortgage is an FHA Mortgage

() the premises is non-owner occupied

() the premises is vacant

(X) Act 91 procedures have been fulfilled

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

authorities.

v.

Attorney for Plaintiff Phelad 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 heetal 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

CIVIL DIVISION

GARRY BROWN JANET BROWN

v.

DOROTHY M. BROWN

Defendant(s)

NO. 2009-CV-1855

COLUMBIA COUNTY

COURT OF COMMON PLEAS

N

S

CERTIFICATION

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

the mortgage is an FHA Mortgage

the premises is non-owner occupied

the premises is vacant

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.

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

Lawrence T. Phelan, Esq., Id. No. 32227

Trancis 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

heetal 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

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.

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

PRAECIPE FOR WR. OF EXECUTION - (MORTGAGE FOR CLOSURE) Pa.R.C.P. 3180-3183 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. COURT OF COMMON PLEAS MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 CIVIL DIVISION vs. NO. 2009-CV-1855 **GARRY BROWN** JANET BROWN DOROTHY M. BROWN To the PROTHONOTARY: Issue writ of execution in the above matter: Amount Due \$97,789,37 Additional Fees and Costs \$2,156.00 Interest from 12/15/2009 to Date of Sale and costs. @ \$16.30 Per diem Attorney for Plaintiff Phélan 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 Mcetal R. Shah-Jani, Esq., Id. No. 81760 Jenine R. Davey, Esq., Id. No. 87077 Lauren R. Tabas, Esq., Id. No. 93337 Vivek Srivastava, Esq., Id. No. 202331] Jay B. Jones, Esq., Id. No. 86657 Peter J. Mulcahy, Esq., Id. No. 61791 Andrew L. Spivack, Esq., Id. No. 84439 Jaime McGuinness, Esq., Id. No. 90134 Chrisovalante P. Fliakos, Esq., Id. No. 94620

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

Note: Please attach description of Property.

PHS # 217958

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

TD BANK, N.A. PHILADELPHIA, PA 19148

3-180/360

CHECK NO 890220

******1,350.00 AMOUNT

12/16/2009 DATE

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Pay

Void after 180 days 💍

To The Order Of

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

fram- S. Ald

#800220# #03600180B#36 190866