

NO. 10 ED NO. 100 VS. 100 JD DATE/TIME OF SALE 10/10/10

TOTAL COSTS (OPENING BID) \$ 415,770

DK

018410

ENTITY VENDOR
FAP Sheriff of Columbia Count [SCOLU]

CHECK DATE CHECK NO.
09/20/2011 1112678

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1112678	001018890	09/19/2011		210575	2,804.70	0.00	2,804.70
DNB (210575) COOKE PETER 14465033							
							2,804.70

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

ORIGINAL DOCUMENT PRINTED ON "SECURE-A" REACTIVE PAPER WITH NON-PRINTED BORDER

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
1112678

2009-CV-1199

DATE	AMOUNT
09/20/2011	*****2,804.70

Void after 180 days

Pay TWO THOUSAND EIGHT HUNDRED FOUR AND 70/100 DOLLARS

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

Francis S. Hallinan

1112678 036001808136 150866 6

Timothy Chamberlain

From: Doris Bou [Doris.Bou@fedphe.com]
Sent: Wednesday, August 10, 2011 10:26 AM
To: Timothy Chamberlain
Subject: RE: Funds Due

Good morning, Mr. Chamberlain:

Please be advise that I have reviewed the below cases and have notated my findings.

PHS# 256555 – McHenry: Amount due \$613.82, Client has recently paid invoice and Check#1103564 dated 8/4/11 for the balance due was sent to your office.

PHS# 243692 – Bennett: Amount due \$599.38, Please provide us with the cost sheet as we do not have one on file and it is required prior to payment.

PHS# 210575 – Cooke: Amount due \$2804.70. We are resubmitting invoice as Client has denied payment for this invoice, I will follow up within 3 weeks of submitting invoice. Thank you and apologize for the inconvenience this may have caused you.

Thank you

Doris Bou
Phelan, Hallinan, Schmieg, LLP
Accounting Department
One Penn Center, Suite 1400
Philadelphia, PA 19103
Phone 215-320-0007 ext 1520
Fax 215-563-4576

From: Elizabeth Hallinan
Sent: Thursday, August 04, 2011 12:28 PM
To: Doris Bou
Cc: 'tchamberlain@columbiapa.org'
Subject: Funds Due

Good Afternoon, Doris:

Additional funds are due to Columbia county on the following files. Please review and process. If you need any additional information, please contact Sheriff Chamberlain who has been copied on this email.

PHS# 256555 – McHenry: Amount due \$613.82

PHS# 243692 – Bennett: Amount due \$595.58
PHS# 210575 – Cooke: Amount due \$2804.70.

Thank you,
Elizabeth

Elizabeth Hallinan
Foreclosure Department / Bidding Supervisor
Legal Assistant for
Phelan Hallinan & Schmieg, LLP
One Penn Center, 1617 JFK Boulevard, Suite 1400 | Philadelphia, PA 19103
Phone (215) 320-0007 ext 1420 | Fax (215) 563-8656
elizabeth.hallinan@fedphe.com

Dignity and Respect. This is the foundation of our practice.
It is how we treat everyone: our co-workers, courts, colleagues,
adversaries, clients and, most importantly, our clients' customers.
Every contact and part of our firm's process is based upon this
fundamental understanding.

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

Confidentiality Notice: This message, together with any attachments, is being sent by or on behalf of a lawyer. This communication may contain information that is proprietary, privileged and confidential or otherwise legally exempt from disclosure. It is intended exclusively for the individual or entity to which it is addressed. If you are not the intended recipient, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail, and delete the message and any attachments.

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Elizabeth Hallinan

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: Feb. 22, 2011

Re: Cooke

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I received your stay, the balance due at this time is \$2,804.70.

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

February 22, 2011

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2 v.
PETER A. COOKE**
165 NOTTINGHAM ROAD BLOOMSBURG, PA 17815-3021
No.: 2009-CV-1199

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for April 13, 2011 due to the following: Short Sale.

\$126,957.23 was received in consideration of the stay.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

The Bank of NY vs. Peter Cooke
 NO. 148-10 ED NO. 1199-09 JD DATE/TIME OF SALE Feb. 9 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>44.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>514.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>84.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1066.56</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ <u>375.32</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>5.00</u>
TOTAL *****		\$ <u>380.32</u>

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>171.21</u>
WATER	20	\$
TOTAL *****		\$ <u>171.21</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC.	\$	
	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2387.09

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone (570) 784-6639 -- Fax (570) 784-6553

January 31, 2011

Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House – PO Box 380
Bloomsburg, PA 17815

Reference: Docket #148ED2010 JD# 1199JD2009
Property Address: 165 Nottingham Rd, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has User Fees for Mr. , for the property located at , Bloomsburg, PA, Columbia in the amount of \$280.38. Services dates for the fees in question are from July 10, 2010 to February 9, 2011.

The paperwork provided by your office, states the sale is to take place on February 9, 2011. If this sale were cancelled, Scott Township Authority would like to be notified at soon as possible.

Thank you,



Sharon Keller
Administrative Assistant

cc: File

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

February 1, 2011

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2 v.
PETER A. COOKE
165 NOTTINGHAM ROAD BLOOMSBURG, PA 17815-3021
No.: 2009-CV-1199

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for February 9, 2011 due to the following: Moratorium - Servicer (non-
holiday).

The Property is to be relisted for the April 13, 2011 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,

David Tran for

Phelan Hallinan & Schmieg, LLP

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

The Bank of NY vs Peter Coker

NO. 148-10 ED NO. 1199-09 JD

DATE/TIME OF SALE: Feb. 9 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

December 7, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2 v.
PETER A. COOKE
165 NOTTINGHAM ROAD BLOOMSBURG, PA 17815-3021
No.: 2009-CV-1199

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for December 8, 2010 due to the following: Active Hold.

The Property is to be relisted for the February 9, 2011 Sheriff Sale at 10:00 am.

Thank you for your cooperation in this matter.

Very Truly Yours,
TOBY BJORKMAN for
Phelan Hallinan & Schmieg, LLP

December 3, 2010

Timothy T. Chamberlain
Sheriff of Columbia County

Re: Docket # 148ED2010

Sheriff Chamberlain:

I, William C. Brubst, am the holder
of a mortgage on the property at
165 Nottingham Road, Bloomsburg, PA 17815.
The amount due to me on the above stated
mortgage is \$28,866.62 plus \$170.⁰⁰ in
late charges.

Respectfully submitted,
William C. Brubst
William C. Brubst
267 East Street
Bloomsburg, PA 17815
(570) 204-9369

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	148ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Tr
38100	38100	COMMONWEALTH OF PA	Sheriff	148ED2010	10/7/2010	POST	91
38101	38101	INTERNAL REVENUE SERVICE ADVISORY	Sheriff	148ED2010	10/7/2010	POST	91
38102	38102	US DEPT OF JUSTICE	Sheriff	148ED2010	10/7/2010	POST	91
38103	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	148ED2010	10/7/2010	POST	91
38104	FAIR	STATE OF PA	Sheriff	148ED2010	10/7/2010	POST	91
38105	SBA	U.S. Small Business Administration	Sheriff	148ED2010	10/7/2010	POST	91
38106	IRS	INTERNAL REVENUE SERVICE	Sheriff	148ED2010	10/7/2010	POST	91

Records: 1 - 7 of 7



Date Produced: 10/18/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4820. Our records indicate that this item was delivered on 10/12/2010 at 07:36 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

Handwritten signature of Carol J. Criss, Sheriff of Columbia County, PA. The signature is written in cursive and includes the name "Carol J. Criss" and "Columbia County, PA" below it.

Address of Recipient:

Handwritten address: "DPO".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/18/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 4837. Our records indicate that this item was delivered on 10/12/2010 at 11:51 a.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below

Signature of Recipient:

Signature of Recipient: [Handwritten signature: J. P. ...]

Address of Recipient:

Address of Recipient: 1000 LIBERTY AVE

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 10/18/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4844. Our records indicate that this item was delivered on 10/14/2010 at 08:49 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Amanda L. Lau
Amanda L. Lau

Address of Recipient:

P.O. Box 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

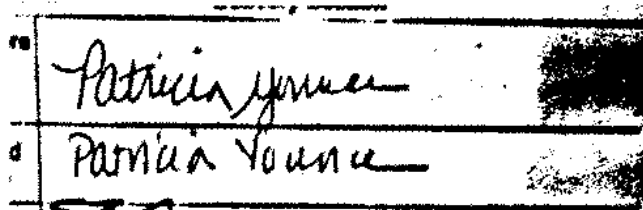


Date Produced: 10/18/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4875. Our records indicate that this item was delivered on 10/12/2010 at 11:39 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

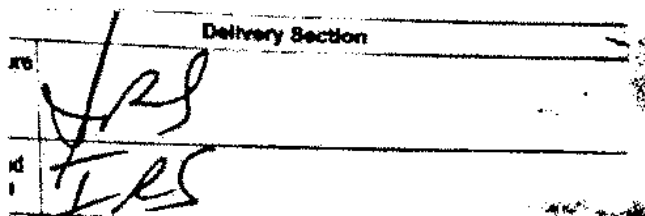


Date Produced: 10/18/2010

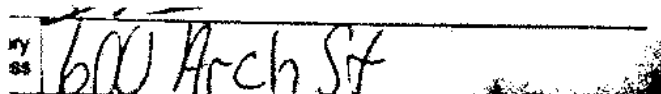
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4882. Our records indicate that this item was delivered on 10/12/2010 at 08:56 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 148 OF 2010 ED AND CIVIL WRIT NO. 1199 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 COURT-HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Nottingham Road, said point being 490 feet west of the southwest corner of Nottingham Road and Knights Drive, thence along the southern side of Nottingham Road, North 74 degrees 15 minutes East, a distance of 85 feet to a point thence by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South 15 degrees 45 minutes East, a distance of 134 feet to a point thence South 75 degrees 00 minutes East, a distance of 68 feet to a point thence North 10 degrees 00 minutes West, a distance of 134 feet to a point, the place of beginning.

Being known and designated as lot number thirty (30) on the plot of lots of Sherwood Village, prepared by H. G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cooke, by Deed from William C. Brobst, single, dated 03/25/2005, recorded 06/02/2005 in Instrument Number 200505602.

Premises being: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Tax Parcel # 31-03B-011-00-000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (8) days after the sale in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Jaime McGuinness
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain

www.sheriffofcolumbiacounty.com

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 , County of Columbia and State of Pennsylvania, and was 1, 1902, and has been published daily, continuously in said day and on the attached notice November 17, 24 and published; that the affiant is one of the officers or publisher or blisher of said newspaper in which legal advertisement was or Press Enterprise is interested in the subject matter of said ll of the allegations in the foregoing statement as to time, are true.

I depose this 1st day of December 2010

(Notary Public) PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

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

SUE FRUIT
Legal Assistant, 1276

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2009-CV-1199

**Re: THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2 VS. PETER A. COOKE**
No.: 2009-CV-1199; ED 2010-148

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 12/08/2010 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

THE BANK OF NEW YORK, AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, AS TRUSTEE FOR
FIRST NLC TRUST 2005-2 MORTGAGE-BACKED
CERTIFICATES, SERIES 2005-2

Plaintiff,

v.

PETER A. COOKE

Defendant(s)

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

No.: 2009-CV-1199; ED 2010-148

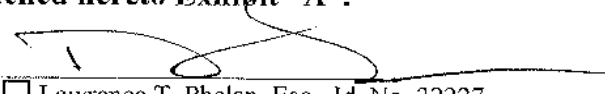
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)

PHILADELPHIA COUNTY)

SS:

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

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

Attorney for Plaintiff

Date: 11/4/10

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

Name and Address
Of Sender

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

JOT/PAS - 12/08/2010. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	SHERWOOD VILLAGE HOME OWNERS, INC. SHERWOOD VILLAGE RD 5 BLOOMSBURG, PA 17815		
2	****	PETER A. COOKE C/O PATRICK T. O'CONNELL, ESQUIRE LAW OFFICE OF PATRICK T. O'CONNELL 14 WEST MAIN STREET BLOOMSBURG, PA 17815		
3	****			
4	****			
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****			

RE: PETER A. COOKE (COLUMBIA) TEAM 3 PHS# 210575 PG 2 OF 2

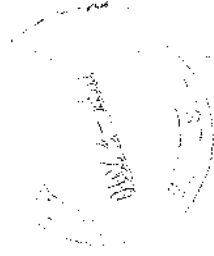
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$2,500 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Total Number of Pieces Listed by Sender

UNITED STATES POSTAGE
\$ 02.520
0004277256 NOV 02 2010
MAILED FROM ZIP CODE 19103



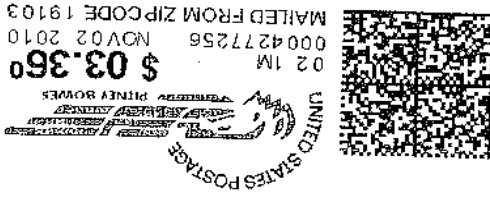
Name and
Address
Of Sender



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

JOT/PAS - 12/08/2010 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 165 NOTTINGHAM ROAD BLOOMSBURG, PA 17815-3021		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6	****	WILLIAM C. BROBST 259 WEST MAIN STREET BLOOMSBURG, PA 17815		
7	****	WILLIAM C. BROBST C/O CLEVELAND C. HUMMEL, ESQUIRE LAW OFFICES OF HUMMEL & LEWIS 3 EAST FIFTH STREET BLOOMSBURG, PA 17815		
8	****	SCOTT TOWNSHIP AUTHORITY C/O P. JEFFREY HILL, ESQUIRE 38 WEST 3RD STREET BLOOMSBURG, PA 17815		
9				
10				
11				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
RE: PETER A. COOKE (COLUMBIA) TEAM 3		PHS# 210575 pg 1 of 2		



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual §900.5913 and §921 for limitations of coverage.

SCOTT TWP MUNICIPAL FAX: 15707846553 Nov 10 2010 10:34 P001/003
SCOTT TOWNSHIP AUTHORITY

**350 Tenny Street
Bloomsburg, PA 17815**

Phone (570) 784-6639 - Fax (570) 784-6553

November 10, 2010

Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House - PO Box 380
Bloomsburg, PA 17815


Reference: Docket# 148ED2010 JD# 1199JD2009
Property Address: 165 Nottingham Road, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has User Fees for Mr. Peter Cooke, for the property located at 165 Nottingham Road, Bloomsburg, PA, Columbia in the amount of \$171.21. Services dates for the fees in question are from July 26, 2010 to December 08, 2010.

Per information provided by your office, states the sale is to take place on Wednesday, December 8, 2010. If this sale is cancelled, Scott Township Authority would like to be notified as soon as possible.

Thank you,


Sharon Keller
Administrative Assistant

cc: File

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

THE BANK OF NEW YORK

VS.

PETER COOKE

WRIT OF EXECUTION #148 2010 ED

POSTING OF PROPERTY

NOVEMBER 3, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PETER COOKE AT 165 NOTTINGHAM ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF NOVEMBER 2010

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

THE BANK OF NEW YORK, AS SUCCESSOR Docket # 148ED2010
IN INTEREST TO JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR FIRST NLC TRUST 2005-2
MORTGAGE-BACKED CERTIFICATES,
SERIES 2005-2

VS

MORTGAGE FORECLOSURE


PETER A. COOKE

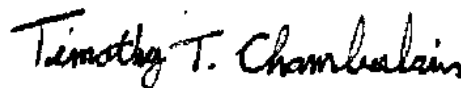
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 14, 2010, AT 10:23 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON PETER COOKE AT 165 NOTTINGHAM ROAD, BLOOMSBURG BY
HANDING TO PETER COOKE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND
MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 14, 2010


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
R. TONKINSON
DEPUTY SHERIFF

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

JANUARY 14/11 10:00 AM 2
704-2310

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2010

SERVICE# 8 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SHERWOOD VILLAGE HOME OWNERS,
INC.

~~5 SHERWOOD VILLAGE ROAD~~

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DAVID MORUCCI

RELATIONSHIP President IDENTIFICATION _____

DATE 10-18-10 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) 15 Forest Road
Sherwood Village Bloomsburg

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

10-12-10 1445 2 6 CK Ro

DEPUTY

J. C. [Signature]

DATE 10-18-10

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, October 07, 2010

**H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK RD
BLOOMSBURG, PA 17815-**

**THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2
VS
PETER A. COOKE**

DOCKET # 148ED2010

JD # 1199JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST : COURT OF COMMON PLEAS
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, :
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE- : CIVIL DIVISION
BACKED CERTIFICATES, SERIES 2005-2 :
:

Plaintiff : NO. 2009-CV-1199

vs.

: COLUMBIA COUNTY

: 2010-ED-148

PETER A. COOKE

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PETER A. COOKE
165 NOTTINGHAM ROAD
BLOOMSBURG, PA 17815-3021

****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 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021 is scheduled to be sold at the Sheriff's Sale on December 8, 2010 at 10:00 am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$146,486.30 obtained by THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1199

**THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2**

vs.

PETER A. COOKE

**owner(s) of property situate in SCOTT TOWNSHIP, Columbia County, Pennsylvania,
being**

(Municipality)

165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Parcel No. 31 -03B-011-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$147,907.30

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All THAT CERTAIN piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Nottingham Road, said point being 490 feet west of the southwest corner of Nottingham Road and Knights Drive, thence along the southern side of Nottingham Road, North 74 degrees 15 minutes East, a distance of 85 feet to a point; thence by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South 15 degrees 45 minutes East, a distance of 134 feet to a point; thence South 75 degrees 00 minutes East, a distance of 68 feet to a point; thence North 10 degrees 00 minutes West, a distance of 134 feet to a point, the place of beginning.

Being known and designated as lot number thirty (30) on the plot of lots of Sherwood Village, prepared by H. G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cooke, by Deed from William C. Brobst, single, dated 03/25/2005, recorded 06/02/2005 in Instrument Number 200505602.

Premises being: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Tax Parcel # 31 -03B-011-00,000

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 10/1/2010

SERVICE# 2 - OF - 19 SERVICES

DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT

PETER A. COOKE

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

WILLIAM BROBST

MORTGAGE FORECLOSURE

259 WEST MAIN STREET

BLOOMSBURG

SERVED UPON William Brobst

RELATIONSHIP DEP IDENTIFICATION _____

DATE 10-14-10 TIME 1550 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

☒ D. REGISTERED AGENT

☒ E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 267 EAST ST

Bloomington

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

10-13-10 1520 2 L.C.

DEPUTY

J. Carter

DATE 10-14-10

JUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:14-OCT-10

FEE:\$5.00

CERT. NO8846

COOKE PETER A
165 NOTTINGHAM ROAD
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP
DEED
LOCATION: LOT 30 SHERWOOD VILLAGE
PARCEL: 31 -03B-011-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2010

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
PETER COOKE
165 NOTTINGHAM ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Peter Cooke

RELATIONSHIP Def IDENTIFICATION _____

DATE 10-14-10 TIME 10:23 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

10-13-10

1421

14

L/c

DEPUTY

[Signature]

DATE 10-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 9 - OF - 19 SERVICES

DATE RECEIVED 10/1/2010

DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT

PETER A. COOKE

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

PETER COOKE C/O PATRICK O'CONNELL

MORTGAGE FORECLOSURE

14 WEST MAIN ST

BLOOMSBURG

SERVED UPON

Nellie Hicks

RELATIONSHIP

Secretary

IDENTIFICATION

DATE *10-13-10* TIME *0830*

MILEAGE

OTHER

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. H. H. H.

DATE *10-13-10*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2010

SERVICE# 3 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

WILLIAM BROBST C/O ATTY
CLEVELAND C. HUMMEL

3 EAST FIFTH STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Sharon L. Ribble

RELATIONSHIP

Receptionist

IDENTIFICATION

DATE 10-12-10

TIME 1330

MILEAGE

OTHER

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

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Hurler

DATE 10-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 10/1/2010

SERVICE# 4 - OF - 19 SERVICES

DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT

PETER A. COOKE

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SCOTT TWP AUTHORITY C/O ATTY

JEFFREY HILL

38 W 3RD ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Dolores Harding

RELATIONSHIP

Secretary

IDENTIFICATION

DATE *10-12-10*

TIME *1505*

MILEAGE

OTHER

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

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE *10-12-10*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2010

SERVICE# 10 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

H. JAMES HOCK-TAX COLLECTOR

2626 OLD BERWICK RD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Process Front Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-12-10 TIME 13:45 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature] DATE 10-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2010

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

CENTRAL COLUMBIA SCHOOL
DISTRICT

MORTGAGE FORECLOSURE

BULE JAY LANE

BLOOMSBURG

SERVED UPON Nicole Bower

RELATIONSHIP RECREATIONIST IDENTIFICATION _____

DATE 10-12-12 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 10-12-14

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 10/1/2010

SERVICE# 12 - OF - 19 SERVICES

DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT

PETER A. COOKE

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SCOTT TWP SEWER

TENNY ST

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 10-12-10

TIME 1350

MILEAGE

OTHER

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 10-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/1/2010

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON Maurice Cook

RELATIONSHIP Dom 1st L IDENTIFICATION _____

DATE 10-12-10 TIME 11:38 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 10-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/1/2010

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 148ED2010

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

DEFENDANT
ATTORNEY FIRM

PETER A. COOKE
PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON WEB M. HERR

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10-12-10 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

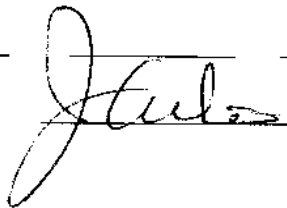
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 10-12-10

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 148 OF 2010 ED AND CIVIL WRIT NO. 1199 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 piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Nottingham Road, said point being 490 feet west of the southwest corner of Nottingham Road and Knights Drive, thence along the southern side of Nottingham Road, North 74 degrees 15 minutes East, a distance of 85 feet to a point; thence by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South 15 degrees 45 minutes East, a distance of 134 feet to a point; thence South 75 degrees 00 minutes East, a distance of 68 feet to a point; thence North 10 degrees 00 minutes West, a distance of 134 feet to a point, the place of beginning.

Being known and designated as lot number thirty (30) on the plot of lots of Sherwood Village, prepared by H. G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cooke, by Deed from William C. Brobst, single, dated 03/25/2005, recorded 06/02/2005 in Instrument Number 200505602.

Premises being: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Tax Parcel # 31-03B-011-00,000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (8) days after the sale in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Jaime McGuinness
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 10:00 AM

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Tax Parcel # 31-03B-011-00,000

TERMS OF SALE

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If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Jaime MCGuinness
1617 JFK Blvd
Philadelphia, PA 19103

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

Document Receipt

Trans # 38100 Carrier / service: POST 2PM 10/7/2010

Ship to: 38100

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000004820

Doc Ref #: 148ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 38101 Carrier / service: POST 2PM 10/7/2010

Ship to: 38101

INTERNAL REVENUE SERVICE
ADVISORY

1000 LIBERTY AVE

Tracking #: 9171924291001000004837

Doc Ref #: 148ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 38102 Carrier / service: POST 2PM 10/7/2010

Ship to: 38102

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000004844

Doc Ref #: 148ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 38103 Carrier / service: POST 2PM 10/7/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000004851

DEPARTMENT 281230

Doc Ref #: 148ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 38104 Carrier / service: POST 2PM 10/7/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000004868

Doc Ref #: 148ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 38105 Carrier / service: POST 2PM 10/7/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000004875

Doc Ref #: 148ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 38106 Carrier / service: POST 2PM 10/7/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000004882

Doc Ref #: 148ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED 10/2/10
DOCKET AND INDEX 10/2/10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>✓</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR _____	CK# <u>1007146</u>

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

SALE DATE	<u>10/5/10</u>	TIME <u>1200</u>
POSTING DATE	<u>10/5/10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>10/5/10</u>	
	2 ND WEEK <u>10/12/10</u>	
	3 RD WEEK <u>10/19/10</u>	

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED
CERTIFICATES, SERIES 2005-2

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1199

COLUMBIA COUNTY

vs.

PETER A. COOKE
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: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021
(See Legal Description attached)

Amount Due

\$146,486.30

Additional Fees and Costs

\$1,614.00

Interest from 07/08/2009 to Date of Sale

\$_____ and costs.

@ \$24.50 per diem

Tami B Kline / KPB
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Dated 10-5-10
(SEAL)

PHS # 210575

LEGAL DESCRIPTION

All THAT CERTAIN piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Nottingham Road, said point being 490 feet west of the southwest corner of Nottingham Road and Knights Drive, thence along the southern side of Nottingham Road, North 74 degrees 15 minutes East, a distance of 85 feet to a point; thence by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South 15 degrees 45 minutes East, a distance of 134 feet to a point; thence South 75 degrees 00 minutes East, a distance of 68 feet to a point; thence North 10 degrees 00 minutes West, a distance of 134 feet to a point, the place of beginning.

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TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cooke, by Deed from William C. Brobst, single, dated 03/25/2005, recorded 06/02/2005 in Instrument Number 200505602.

Premises being: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Tax Parcel # 31 -03B-011-00,000

THE BANK OF NEW YORK, AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST
2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES
2005-2

Plaintiff

v.

PETER A. COOKE

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1199
:
: COLUMBIA COUNTY

PHS # 210575

2010-ED 148

AFFIDAVIT PURSUANT TO RULE 3129.1

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2, 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 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021.

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

Name

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

PETER A. COOKE

165 NOTTINGHAM ROAD
BLOOMSBURG, PA 17815-3021

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

Name

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

SAME AS ABOVE

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

Name

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

None.

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

Name

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

WILLIAM C. BROBST

259 WEST MAIN STREET, BLOOMSBURG, PA 17815

WILLIAM C. BROBST
C/O CLEVELAND C. HUMMEL, ESQUIRE

LAW OFFICES OF HUMMEL & LEWIS
3 EAST FIFTH STREET
BLOOMSBURG, PA 17815

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)

SCOTT TOWNSHIP AUTHORITY
C/O P. JEFFREY HILL, ESQUIRE

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

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

Name

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

None.

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

Name

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

TENANT/OCCUPANT

**165 NOTTINGHAM ROAD
BLOOMSBURG, PA 17815-3021**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754
228 Walnut Street
Harrisburg, PA 17108**

**SHERWOOD VILLAGE HOME OWNERS, INC. SHERWOOD VILLAGE RD 5
BLOOMSBURG, PA 17815**

**PETER A. COOKE
C/O PATRICK T. O'CONNELL, ESQUIRE**

**LAW OFFICE OF PATRICK T. O'CONNELL
14 WEST MAIN STREET
BLOOMSBURG, PA 17815**

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

September 30, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST : COURT OF COMMON PLEAS
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, :

Plaintiff

NO. 2009-CV-1199

COLUMBIA COUNTY

2010-ED-148

vs.

PETER A. COOKE

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PETER A. COOKE
165 NOTTINGHAM ROAD
BLOOMSBURG, PA 17815-3021

****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 **165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$146,486.30** obtained by **THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1199

**THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2**

vs.

PETER A. COOKE

**owner(s) of property situate in SCOTT TOWNSHIP, Columbia County, Pennsylvania,
being**

(Municipality)

165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Parcel No. 31 -03B-011-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$147,907.30

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All THAT CERTAIN piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Nottingham Road, said point being 490 feet west of the southwest corner of Nottingham Road and Knights Drive, thence along the southern side of Nottingham Road, North 74 degrees 15 minutes East, a distance of 85 feet to a point; thence by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South 15 degrees 45 minutes East, a distance of 134 feet to a point; thence South 75 degrees 00 minutes East, a distance of 68 feet to a point; thence North 10 degrees 00 minutes West, a distance of 134 feet to a point, the place of beginning.

Being known and designated as lot number thirty (30) on the plot of lots of Sherwood Village, prepared by H. G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cooke, by Deed from William C. Brobst, single, dated 03/25/2005, recorded 06/02/2005 in Instrument Number 200505602.

Premises being: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Tax Parcel # 31 -03B-011-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1199

**THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC
TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2**

vs.

PETER A. COOKE

**owner(s) of property situate in SCOTT TOWNSHIP, Columbia County, Pennsylvania,
being**

(Municipality)

165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Parcel No. 31 -03B-011-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$147,907.30

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All THAT CERTAIN piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Nottingham Road, said point being 490 feet west of the southwest corner of Nottingham Road and Knights Drive, thence along the southern side of Nottingham Road, North 74 degrees 15 minutes East, a distance of 85 feet to a point; thence by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South 15 degrees 45 minutes East, a distance of 134 feet to a point; thence South 75 degrees 00 minutes East, a distance of 68 feet to a point; thence North 10 degrees 00 minutes West, a distance of 134 feet to a point, the place of beginning.

Being known and designated as lot number thirty (30) on the plot of lots of Sherwood Village, prepared by H. G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

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Premises being: 165 NOTTINGHAM ROAD, BLOOMSBURG, PA 17815-3021

Tax Parcel # 31 -03B-011-00,000

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date _____

Plaintiff THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2	Court Number 2009-CV-1199
---	------------------------------

Defendant PETER A. COOKE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
-----------------------------	---

SERVE **AT**

{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>165 NOTTINGHAM ROAD</u> <u>BLOOMSBURG, PA 17815-3021</u>
---	--

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.
 NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 9-30-10
---	-----------------------------------	-----------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2	Court Number 2009-CV-1199
---	------------------------------

Defendant PETER A. COOKE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
-----------------------------	---

SERVE **AT** {

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
165 NOTTINGHAM ROAD
BLOOMSBURG, PA 17815-3021

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date 9-30-10
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

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

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

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

Attorney for Plaintiff

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1199
:

vs.

PETER A. COOKE

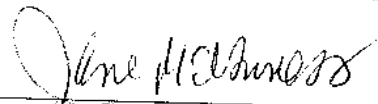
VERIFICATION OF NON-MILITARY SERVICE

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 PETER A. COOKE is over 18 years of age and resides at 165 NOTTINGHAM ROAD, LOOMSBURG, PA 17815-3021.

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



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

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

Attorneys for Plaintiff

**THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-
BACKED CERTIFICATES, SERIES 2005-2**

Plaintiff

v.

PETER A. COOKE

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1199**
:
: **COLUMBIA COUNTY**
:
:

CERTIFICATION

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

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

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

By: _____

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

210575

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

The Bank of New York f/k/a
The Bank of New York, as successor
In interest to JPMorgan Chase Bank,
National Association, as Trustee for
First NLC Trust 2005-2 Mortgage
Backed Certificates, Series 2005-2
Houston, TX 77081-2226

: Court of Common Pleas

: Civil Division

: No. 2009-CV-1199

: Columbia County

Plaintiff

v.

Peter A. Cooke
165 Nottingham Road
Bloomsburg, PA 17815-3021

Defendant

ORDER

AND NOW, this 11th day of August, 2010 upon consideration of Plaintiff's Motion for Summary Judgment and Brief in Support thereof, and upon consideration of the Response, if any, filed by Defendant, the Court determines that Plaintiff is entitled to Summary Judgment as a matter of law, and it is hereby:

ORDERED and DECREED that an in rem judgment is entered in favor of Plaintiff and against Defendant, Peter A. Cooke, for \$146,486.30 plus interest from July 8, 2009 at the rate of \$24.50 per diem and other costs and charges collectible under the mortgage, for foreclosure and sale of the mortgaged property.

BY THE COURT:

1st Scott W. Naus
J.

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
1009796

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
09/29/2010	*****1,350.00

Void after 180 days

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

Travis S. Hallinan

⑈1009796⑈ ⑆036001808⑆36 150866 6⑈