

# SHERIFF'S SALE COST SHEET

HSBC Bank USA vs. Shane & Sonnetta Nelson  
 NO. 3-10 ED NO. 1604-02 JD DATE/TIME OF SALE Mar 24 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>26.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>353.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1472.55</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1697.55</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>730.97</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1596.14</u>	
TOTAL *****		\$ <u>1847.13</u>

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. <u>Attorney fees</u>	\$ <u>78.00</u>	
TOTAL *****		\$ <u>178.00</u>

TOTAL COSTS (OPENING BID) \$ 4132.18

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

HSPC Bank USA VS James A. Gorman & Walter

NO. 3-10 ED NO. 1604-08 JD

DATE/TIME OF SALE: 11/05/08 0900

BID PRICE (INCLUDES COST) \$ 60000.00

POUNDAGE - 2% OF BID \$ 1200.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5582.18

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

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

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

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schnirel  
Tracy L. Mull

TOTAL DUE: \$ 5582.18

LESS DEPOSIT: \$ 1350.-

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

TOTAL DUE IN 8 DAYS \$ 4232.18

**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: Shane J. Walton & Samantha J. Vonblohn Wlaton  
314 Church Road  
Bloomburg, PA  
No. 2008-CV-1604

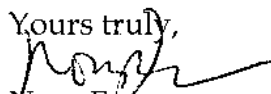
Dear Sir or Madam:

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 HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3, 4828 Loop Central Drive, Houton, TX, 77081.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,  
  
Nora Ferrer  
Enclosure

cc: Litton Loan Servicing Account No. 186202

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

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number  
Zip Code Zip Code  
Page Number

Date Recorded

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

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

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

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
<b>Timothy T. Chamberlain – Sheriff Columbia County Courthouse</b>	Grantee(s)/Lessee(s) <b>HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3</b>
Street Address	Street Address
<b>P.O. Box 380, 35 W. Main Street</b>	<b>4828 Loop Central Drive</b>
City State Zip Code	City State Zip Code
<b>Bloomsburg PA 17815</b>	<b>Houton TX 77081</b>

### C PROPERTY LOCATION

Street Address	City, Township, Borough
<b>314 Church Road, Bloomsburg, PA</b>	<b>Main Township</b>
County	School District
<b>Columbia</b>	<b>Main Township</b>
	Tax Parcel Number
	<b>22-05-001-01,000</b>

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
<b>\$60,000.00</b>	<b>+ -0-</b>	<b>= \$60,000.00</b>
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
<b>\$30,162.00</b>	<b>x 3.76</b>	<b>= \$111,297.78</b>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed	1c. Percentage of Grantor's Interest Conveyed
<b>100%</b>	<b>100%</b>	<b>100 %</b>

#### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. \_\_\_\_\_)

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

Signature of Correspondent or Responsible Party	Date:
<b>Nora M. Ferrer</b>	<b>3/25/10</b>

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

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE  
MORTGAGE INVESTMENT TRUST SERIES 2006-3  
DEFENDANT**

**SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON A/K/A  
SAMANTHA J. WALTON**

**COLUMBIA COUNTY**

**PHS # 186202**

**SERVICE TEAM/ las**

**COURT NO.: 2008-CV-1604-MF**

**SERVE SHANE J. WALTON AT:  
109 EAST MARKET STREET  
DANVILLE, PA 17821**

**TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 03/24/2010**

**\*\*PLEASE RUSH SERVICE ATTEMPTS\*\***

**SERVED**

Served and made known to SHANE J. WALTON, Defendant on the 20<sup>th</sup> day of FEBRUARY, 2010, at 6:30, o'clock P. M., at 109 E. MARKET ST., DANVILLE, PA, in the manner described below:

☒ Defendant personally served.

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

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

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

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

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

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

☐ Other: \_\_\_\_\_.

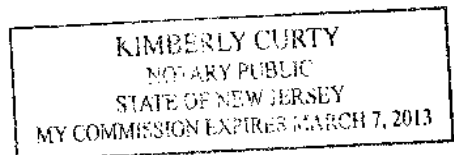
Description: Age 20<sup>s</sup> Height 6'0" Weight 175 Race W Sex M Other \_\_\_\_\_

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

Sworn to and subscribed  
before me this 20<sup>th</sup> day  
of FEB., 2010

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

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



**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

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

☐ No Answer ☐ Service Refused

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

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

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

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

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallman, 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, Esq., Id. No. 81760  
Jonine 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. Mulenby, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Christoskinto P. Flakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtney R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 209375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400

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DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
937100	000140336	04/14/2010		186202	4,232.18	0.00	4,232.18
NMF [186202] 91155838 WALCON, SHANE							
							4,232.18

PHELAN HALLINAN & SCHMIEG LLP  
 ATTORNEY ESCROW ACCOUNT  
 ONE PENN CENTER, SUITE 1400  
 PHILADELPHIA, PA 19103-1814  
 TEL: 215-581-8800

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  
 937100

DATE	AMOUNT
04/14/2010	*****4,232.18

Void after 180 days

Pay FOUR THOUSAND TWO HUNDRED THIRTY TWO AND 18/100 DOLLARS

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

*Francis S. Hallinan*

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE  
MORTGAGE INVESTMENT TRUST SERIES 2006-3  
DEFENDANT**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON A/K/A**

**SAMANTHA J. WALTON**

**COLUMBIA COUNTY**

**PHS # 186202**

**SERVICE TEAM/ las**

**COURT NO.: 2008-CV-1604-MF**

**SERVE SAMANTHA J. VONBLOHN WALTON A/K/A**

**SAMANTHA J. WALTON AT:**

**1108 NUMIDIA DR**

**CATAWISSA, PA 17820-8628**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: 03/24/2010**

**SERVED**

Served and made known to SAMANTHA J. WALTON, Defendant on the 18th day of FEBRUARY, 2010, at 5:25, o'clock P. M., at 1108 NUMIDIA DR, CATAWISSA, PA, in the manner described below:

☒ Defendant personally served.

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

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

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

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

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

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

☐ Other: \_\_\_\_\_.

Description: Age 26<sup>3</sup> Height 5'3" Weight 115 Race W Sex F Other \_\_\_\_\_.

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

Sworn to and subscribed

before me this 18th day

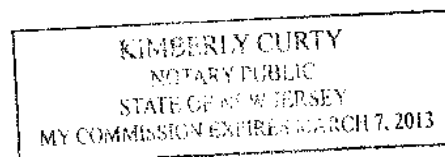
of FEB, 2010.

Notary: [Signature]

By:

Ronald Moll

**NOT SERVED**



On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., Defendant NOT FOUND because:

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

☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed

before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_.

By:

Notary:

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis N. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
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Jaime McGuinness, Esq., Id. No. 90134  
Christovalante P. Flakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtney R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 208375

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COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Beverly J. Michael, Recorder  
35 West Main Street  
Bloomsburg, PA 17815

Instrument Number - 200611066  
Recorded On 10/23/2006 At 10:30:26 AM  
\* Instrument Type - MORTGAGE  
Invoice Number - 101402  
\* Mortgagor - WALTON, SAMANTHA J VONBLOHN  
\* Mortgagee - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC  
User - TSA

\* Total Pages - 22

\* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$47.50
RECORDING FEES -	\$47.50
RECORDER	
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$110.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
MAIL NETCO

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.



242355317

Prepared By: PATRICK MCGINLEY  
FIELDSTONE MORTGAGE COMPANY

FIELDSTONE MORTGAGE COMPANY

Return To: 10000 INDEPENDENCE BLVD - SUITE 1000  
DOWNSBORO, MD 21024

RETURN TO: NEMCO  
NVM  
401 Fountain Lakes Blvd.  
St. Charles, MO 63301

Parcel Number: 220809101

Premises: 314 CHURCH ROAD  
MELROSBURG, Pennsylvania 17815

NVM518504

MORTGAGE

MQN

10005262423553171

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated August 23, 2006 together with all Riders to this document.

(B) "Borrower" is

SAMANTHA J. VONBLOM WALTON AND SHANE J. WALTON, WIFE AND,  
HUSBAND, AS TENANTS BY THE ENTIRETY,

NOTICE TO BORROWER: This document contains provisions for a variable interest rate

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Film MT 46501-2026, tel. (888) 679-MERS.

PENNSYLVANIA - Single Family - Family Man/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 6A(PA) 2006 Form 6038 1/01

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Initial: SJW

SJVBW

NVM Mortgage Services, Inc. (200601-0291)



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(D) "Lender" is **FIELDSTONE MORTGAGE COMPANY**

Lender is a **CORPORATION**

organized and existing under the laws of **MARYLAND**  
 Lender's address is **11900 BROOKVIEW LANE, #600**  
**COLUMBIA, MD 21044**

(E) "Note" means the promissory note signed by Borrower and dated **August twenty-third, 2006**

The Note states that Borrower owes Lender  
**NINETY THOUSAND ONE HUNDRED & 00/100**

(U.S. \$ **90,100.00** ) plus interest. Borrower has provided to pay this debt as regular Periodic  
 Payments and to pay the debt in full not later than **SEPTEMBER 1, 2036**

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the  
 Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges  
 due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following  
 Riders are to be executed by Borrower (check box as applicable):

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider   |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider    |
| <input type="checkbox"/> VA Rider                         | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) (specify): |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,  
 ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,  
 non-applicable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other  
 charges that are imposed on Borrower on the Property by a condominium association, homeowners  
 association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check,  
 draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument,  
 computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an  
 account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine  
 transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Excessive Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means those items that are described in Section 3 for: (i)  
 any third party (other than insurance proceeds paid under the coverages described in Section 3) for: (i)  
 damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property;  
 (iii) conveyance in lieu of condemnation; or (iv) misrepresentation of, or omission as to, the value and/or  
 condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the  
 Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the  
 Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the COUNTY of \_\_\_\_\_, State of \_\_\_\_\_:

of Columbia

which currently has the address of

SECRET

(**"Property Address"**):

I 31.1 Resnyutvanna 1781K

[E75, p. 77]

1. 10 11 12

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be conveyed by recorded instrument as herein provided. The above shall be subject to the provisions of the "Property," Borrower's Successors and assigns shall not be entitled to any legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, title (as to the form of title) shall be taken in the name of the Borrower or the Borrower's Successors and assigns. The Borrower and the Borrower's Successors and assigns shall have the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and cancelling this Security Instrument.

● 2019-2020 年 10 月

Page 3 of 18

Page: 534

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Form 2020 1/01

**APPENDIX A**  
**Legal Description**

TRACT NUMBER 1: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA, COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER IN THE WESTERLY LINE OF A PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE AND IN LINE OF LAND OF THE MANVILLE LUTHERAN CHURCH, SAID IRON PIN CORNER ALSO BEING AT OR NEAR THE NORTHWEST ABUTMENT OF A BRIDGE CROSSING SAID PUBLIC ROAD;

THENCE ALONG THE LINE OF LAND OF THE SAID MAINVILLE LUTHERAN CHURCH SOUTH 85 DEGREES 30 MINUTE WEST 289 FEET TO A MARK OF THE NORTHWEST ABUTMENT OF A (ANOTHER) BRIDGE CROSSING A PUBLIC ROAD OR HIGHWAY RUNNING ALONG THE SOUTHWESTERLY LINE OF LAND OF THE MAINVILLE LUTHERAN CHURCH AND IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN;

THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN, NORTH 16 DEGREES 20 MINUTES EAST 55 FEET TO A HICKORY TREE CORNER IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN;

THENCE CONTINUING ALONG THE SAME NORTH 80 DEGREES 30 MINUTES EAST 323 FEET TO AN IRON PIN CORNER IN THE WESTERLY LINE OF THE AFORESAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE;

THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE SOUTH 26 DEGREES 59 MINUTES EAST 100 FEET TO AN IRON PIN CORNER, THE PLACE OF BEGINNING, WITH SAID DESCRIPTION BEING TAKEN FROM A SURVEY AND DRAFT MADE ON MARCH 14, 1962 BY HOWARD FETTEROLF, R.E.

BEING THE SAME PREMISES GRANTED AND CONVEYED BY RAY H. SHUMAN AND EVELYN H. SHUMAN, HIS WIFE, TO EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE, BY DEED DATED MARCH 19, 1962 AND RECORDED IN COLUMBIA COUNTY DEED BOOK 214 PAGE 122.

TRACT NUMBER 2: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011, SAID POINT BEING AT THE NORTHEAST CORNER OF OTHER LANDS NOW OR FORMERLY OF EUGENE C. AND NANCY S. WHITENIGHT;

THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF SAID WHITENIGHT, AND PASSING THROUGH AN IRON AXLE FOUND 1.68 FEET FROM THE LAT MENTIONED CORNER, SOUTH 76 DEGREES 49 MINUTES 49 SECONDS WEST 328.41 FEET TO AN 18 INCH HICKORY FOUND IN LINE OF OTHER LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN;

THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF SAID SHUMAN NORTH 54 DEGREES 31 MINUTES 41 SECONDS EAST 226.03 FEET TO AN ANGLE IRON SET;

THENCE ALONG THE SAME AND PASSING THROUGH AN ANGLE IRON SET 8.63 FEET

29

FROM THE NEXT MENTIONED CORNER, SOUTH 65 DEGREES 52 MINUTES 56 SECONDS EAST 127.55 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011;

THENCE ALONG SAID RIGHT OF WAY SOUTH 26 DEGREES 52 MINUTES 10 SECONDS WEST, 30.49 FEET TO THE PLACE OF BEGINNING.

SAID DESCRIPTION TAKEN FROM A SURVEY AND DRAFT MADE ON NOVEMBER 02, 1991 BY DRUMHEILER SURVEYING AND BEING PARCEL A OF THAT DRAFT CONTAINING 18, 521 SQUARE FEET AND RECORDED IN COLUMBIA COUNTY MAP BOOK 7 PAGE 54. (NOT FOR DEVELOPMENT).

THE ABOVE DESCRIBED PARCEL OF LAND IS UNDER AND SUBJECT TO THE FOLLOWING:

THE PROPERTY HEREBY CONVEYED TO THE WITHIN NAMED GRANTEEES (EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE) AND THOSE CERTAIN OTHER ADJACENT PREMISES OWNED BY THE GRANTEEES (EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE) DESCRIBED IN A DEED RECORDED AT COLUMBIA COUNTY DEED BOOK 214 PAGE 122, SHALL BE TREATED AND CONSIDERED AS A SINGLE PARCEL OF LAND. THE PROPERTY HEREBY CONVEYED SHALL NOT BE SOLD OR OTHERWISE CONVEYED BY THE WITHIN NAMED GRANTEEES (EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE) OR THEIR SUCCESSORS IN INTEREST SEPARATELY FROM THE ADJACENT LANDS OF THE WITHIN NAMED GRANTEEES (EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE) EXCEPT AFTER FURTHER APPROVAL OF THE COLUMBIA COUNTY PLANNING COMMISSION OR SUCH OTHER BODY HAVING JURISDICTION OVER LAND SUBDIVISION IN THE SUBJECT MUNICIPALITY.

SEE ADD ON PARCEL PROVISION AND AGREEMENT RECORDED IN COLUMBIA COUNTY RECORD BOOK 506 PAGE 89.

BEING THE SAME PROPERTY CONVEYED TO SAMANTHA J. VONBLOHN WALTON, BY DEED DATED JUNE 9, 2005, FROM JULIE E. WHITENIGHT, AGENT FOR NANCY S. WHITENIGHT, OF RECORD IN DOCUMENT NUMBER 2005-06845, OFFICE OF THE COLUMBIA COURT CLERK.

BEING THE SAME PROPERTY CONVEYED TO SAMANTHA J. VONBLOHN WALTON AND SHANE J. WALTON, WIFE AND HUSBAND, BY DEED DATED AUGUST 11, 2006, FROM SAMANTHA J. VONBLOHN WALTON, A MARRIED PERSON, OF RECORD IN DOCUMENT NO. 200608506, OFFICE OF THE COLUMBIA COUNTY COURT CLERK.

COMMONLY KNOWN AS: 314 CHURCH ROAD, BLOOMSBURG, PA 17815  
PARCEL NUMBER: 22-05-001-01

End Legal Description

2

**Witness:**

\_\_\_\_\_ (Seal)  
# 7 1 1

\_\_\_\_\_  
(S) *Samantha J. Vornhagen-Walton*  
SAMANTHA J. VORNHAGEN-WALTON (S)

(Seal) (Seal)  
• 11/16 • 11/16



County 024

PARCEL ID 22-05-601-01.000

TAX YEAR 2010

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2009	PRIM	1,347.97	22.24	134.81	45.00		1,550.02
Total:		1,347.97	22.24	134.81	45.00		1,550.02

1,550.02 —  
 1,347.97 — interest  
 22.24 — Posting  
 134.81 — Tax Cert.  
 45.00 —  
 April Amount

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 4087 7129

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15A

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 4087 7112

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 4087 7105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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



# Tax Bill Master Transaction Detail

WALTON SAMANTHA J VONBLOHN --- 2010-22 -RE -023115

tctax15

Tax

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
WALTON SAMANTHA J VONBLOHN	023115	01/15/2010	181.67	185.38	203.92	G	0	22 -05 -001-01,000
WALTON SAMANTHA J VONBLOHN	023115	01/15/2010	29.56	30.16	33.18	R	0	22 -05 -001-01,000
WALTON SAMANTHA J VONBLOHN	023115	01/15/2010	39.76	40.57	44.63	S	0	22 -05 -001-01,000

Sub-Total 250.99 256.11 281.73

THIS IS ONLY  
COUNTY & TWP. FOR 2010 TAXES  
(SCHOOL TAXES ARE NOT INCLUDED)

*Chm*

STATE OF PENNSYLVANIA  
COUNTY OF

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 3, 10, 17, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 17th day of March, 2010.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

1672

MONTOUR COUNTY SHERIFF'S ACCOUNT

RAY C. GERRINGER, SHERIFF  
29 MILL STREET  
DANVILLE, PA 17821

60-574-313

PAY TO THE ORDER OF Sheriff of Columbia County DATE 2/19/10 \$ 92.00

92/100 DOLLARS ☒ VOID

**FNB Bank**  
N.A.

JUST SAYING IS JUST THE BEGINNING

FOR

Daniel M. Parker MP

⑈001672⑈ ⑈031305745⑈ 299603106⑈

# A COUNT STATEMENT

## Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

**To:**

Sheriff of Columbia County  
Po Box 380  
Bloomsburg, PA 17815

**Date** 19-Feb-10

**Docket** 3ED-2010

**County** Columbia

**Type** Writ of Execution, Notice of Sheriff's Sale

**Receipt#** 3559

**Plaintiff(s):** HSBC Bank USA, NA

**Defendant(s):** Shane J. Walton

Samantha J. Vonblohn Walton

**Date**

**Credits**

**Charge**

**Balance**

01/20/09 Advance Check # 4646

\$150.00

02/18/10 Service on  
Shane J. Walton

\$35.50

02/08/10 Service on  
Samantha J. Vonblohn Walton

\$22.50

Check # 11672

**\$92.00**  
**REFUND**

**SHERIFF'S OFFICE**  
**MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA** 3ED-10 Columbia.xls  
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

**SHERIFF'S SERVICE**  
**PROCESS RECEIPT, AND AFFIDAVIT OF RETURN**

1. Plaintiff(s) <b>HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust Series 2006-3</b>		2. Docket Number / County <b>3ED-2010 Columbia</b>
3. Defendant(s) <b>Shane J. Walton Samantha J Vonblohn Walton</b>		4. Type of Writ or Complaint <b>Writ of Execution, Notice of Sheriff's Sale (Mortgage Foreclosure)</b>
SERVE	5. Name <b>Samantha J. Vonblohn Walton</b>	
AT	6. Address <b>404 Railroad Street, Danville, PA 17821</b>	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, **2010**, I Sheriff of **MONTOUR COUNTY, PENNSYLVANIA**, do hereby deputize the Sheriff of **County** to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

\_\_\_\_\_  
 Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator <b>Jaime McGuinness, Esq.</b> 0 0	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: <b>William K. Beitz</b>	Date Filed 0	Expiration
16. Served and made known to <b>Samantha J. Vonblohn Walton</b> , on the <b>8th</b> day of <b>February</b> , 2010, at <b>9:30 A.M.</b> at <b>400 Railroad Street, Danville, PA</b> County of Montour Commonwealth of Pennsylvania, in the manner described below: <input checked="" type="checkbox"/> Defendant personally served.		

REC'D BY PROTHONOTARY &  
 CLERK OF COURT OFFICE  
 2010 FEB 16 PM 3 44  
 MONTOUR CO., PA

Remarks: **Service made at defendants employment (Geisinger/ Medical Records, 400 Railroad Street, Danville, PA.)**

Attempts: **WKB WKB WKB WKB**

Date:	1/21/2010	1/27/2010	2/5/2010	2/5/2010				
Mileage:								

Advance W/i	Docket \$9.00	Service \$9.00	Mileage \$6.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$10.00	Misc. \$0.00	Total \$41.50	Costs Due / Refund W/i
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Sworn and Subscribed to before me this **16th** day of **February**, 2010.

*Mary A. Dubowski, Deputy*  
 SUSAN M. KUBA  
 Notary Public  
 MONTOUR COUNTY  
 PENNSYLVANIA

**So Answer.**

Signature of Deputy Sheriff

*William K. Beitz*  
 Sheriff

*Roy C. Geisinger*  
**SHERIFF OF MONTOUR COUNTY**

## SHERIFF'S OFFICE

MONTOUR COUNTY, COMMONWEALTH OF PENNA.

3ED-10 Columbia.xls

29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

## SHERIFF'S SERVICE

## PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s)	HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust Series 2006-3		2. Docket Number / County	3ED-2010	Columbia
2. Defendant(s)	Shane J. Walton Samantha J Vonblohn Walton		4. Type of Writ or Complaint	Writ of Execution, Notice of Sheriff's Sale (Mortgage Foreclosure)	
SERVE	5. Name	Shane J. Walton			
AT	6. Address	404 Railroad Street, Danville, PA 17821			

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2010, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize  
the Sheriff of County to execute this Writ and make return thereof  
according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator Jaime McGuinness, Esq.	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: Shane M. Craig	Date Filed	Expiration
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16. Served and made known to Shane J. Walton, on the 18th day of February 2010, at 3:45 PM, at 29 Mill Street, Danville, PA 17821  
County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom said Defendant resides. Relationship is .  
☐ Agent of person in charge of Defendant's office or usual place of business  
☐ Other

REC'D BY PROTHONOTARY &  
CLERK OF COURT OFFICE  
2010 FEB 19 PM 3 54  
MONTOUR CO., PA

Remarks:

Attempts:	WKB	WKB	WKB	WKB				
Date:	1/21/2010	1/27/2010	2/8/2010	2/18/2010				
Mileage:								

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$150.00	\$9.00	\$9.00	\$6.00	\$2.50	\$5.00	\$0.00	\$4.00	\$35.50	\$92.00

Sworn and Subscribed to before me this 19  
Day of Feb, 2010.

*Sheriff's Office*  
Notary Public  
Shane M. Craig  
MONTOUR COUNTY  
My Commission Expires  
1/1/11, Jan. 2011

So Answer.

Signature of Deputy Sheriff

*Shane M. Craig*

Sheriff

*Ray C. Linger*  
SHERIFF OF MONTOUR COUNTY

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) 764-6300

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS INDENTURE TRUSTEE  
OF THE FIELDSTONE MORTGAGE  
INVESTMENT TRUST SERIES 2006-3

3ED2010

VS

MORTGAGE FORECLOSURE

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON

NOW, WEDNESDAY, JANUARY 13, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, SAMANTHA WALTON, AT 404 RAILROAD STREET, DANVILLE, PA

*Timothy T. Chamberlain*

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TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA. 17815  
FAX: (570) 389-5622

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 764-6100

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS INDENTURE TRUSTEE  
OF THE FIELDSTONE MORTGAGE  
INVESTMENT TRUST SERIES 2006-3

3ED2010

VS

MORTGAGE FORECLOSURE

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON

NOW, THURSDAY, JANUARY 14, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONROE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, SHANE WALTON, AT 109 E. MARKET STREET, DANVILLE, PA

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA



**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. 2008-CV-1604-  
MF

**Re: HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE**  
**FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3 VS. SHANE J. WALTON,**  
**and SAMANTHA J. VONBLOHN WALTON A/K/A SAMANTHA J. WALTON**  
**No. 2008-CV-1604-MF**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 03/24/2010 Sheriff Sale.\*\***

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

Very truly yours,

**Phelan Hallinan & Schmieg, LLP**

By:

KINYON LANIER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

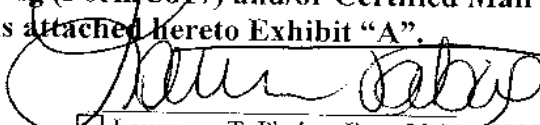
HSBC BANK USA, NATIONAL ASSOCIATION, AS : COLUMBIA COUNTY  
INDENTURE TRUSTEE OF THE FIELDSTONE :  
MORTGAGE INVESTMENT TRUST SERIES 2006- : COURT OF COMMON PLEAS  
3 :  
Plaintiff, : CIVIL DIVISION  
v. : No. 2008-CV-1604-MF  
:

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON A/K/A  
SAMANTHA J. WALTON  
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
COLUMBIA COUNTY ) SS:

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

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

Date: 2/23/10

**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.

: COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 2008-CV-1604-MF  
 :  
 : COLUMBIA COUNTY

: COLUMBIA COUNTY

: COLUMBIA COUNTY

: COLUMBIA COUNTY

1. Name and address of Owner(s) or reputed Owner(s):  
Name  
  
**SHANE J. WALTON**  
  
**SAMANTHA J. VONBLOHN WALTON**  
Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**314 CHURCH ROAD**  
**BLOOMSBURG, PA 17815-7462**  
  
**404 RAILROAD STREET**  
**DANVILLE, PA 17821**
2. Name and address of Defendant(s) in the judgment:  
Name  
  
**SAME AS ABOVE**  
Address (if address cannot be reasonably  
ascertained, please so indicate)
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name  
  
**None.**  
Address (if address cannot be  
reasonably ascertained, please indicate)
4. Name and address of last recorded holder of every mortgage of record:  
Name  
  
**None.**  
Address (if address cannot be  
reasonably ascertained, please indicate)
5. Name and address of every other person who has any record lien on the property:  
Name  
  
**None.**  
Address (if address cannot be  
reasonably ascertained, please indicate)
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name  
  
**None.**  
Address (if address cannot be  
reasonably ascertained, please indicate)

7. Name and address of every other person or from 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 314 CHURCH ROAD BLOOMSBURG, PA 17815-7462

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

Commonwealth of Pennsylvania P.O. Box 2675 Department of Welfare Harrisburg, PA 17105

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

DATE: 2/23/10

By: [Signature] Attorney for Plaintiff

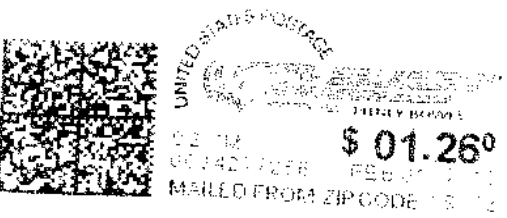
- Phelan Hallinan & Schmieg, LLP
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
  - ☐ Francis S. Hallinan, Esq., Id. No. 62695
  - ☐ Daniel G. Schmieg, Esq., Id. No. 62205
  - ☐ Michele M. Bradford, Esq., Id. No. 69849
  - ☐ Judith T. Romano, Esq., Id. No. 58745
  - ☐ Sheetal R. Shah-Jani, Esq., Id. No.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

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

JOT/HOS -

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 314 CHURCH ROAD BLOOMSBURG, PA 17815-7462		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: SHANE J. WALTON (COLUMBIA) TEAM 3 PHS# 186202		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



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.

HISBC BANK USA

VS.

SHANE & SAMANTHA WALTON

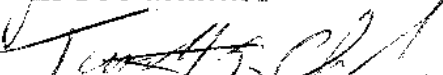
WRIT OF EXECUTION #3 OF 2010 ED

POSTING OF PROPERTY

February 18, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF SHANE & SAMANTHA WALTON AT 314 CHURCH ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

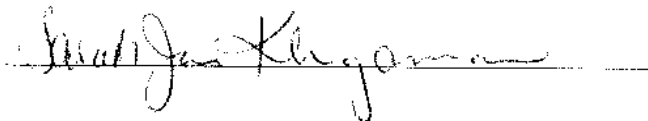
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

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



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

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-JAN-10

FEE: \$5.00

CERT. NO: 6967

WALTON SAMANTHA J VONBLOHN  
SHANE J WALTON  
1108 NUMIDIA DR  
CATAWISSA PA 17820

DISTRICT: MAIN TWP  
DEED: 20060-8506  
LOCATION: 314 CHURCH RD BLOOMSBURG  
PARCEL: 22 -05 -001-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,497.78	33.36	30.00	1,561.14
TOTAL DUE :					\$1,561.14

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# Tax Bill Master Transaction Detail

WALTON SAMANTHA J VONBLOHN --- 2010-22 -RE -023115

tctax15

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Tax		Category	Parcel
						Amt	Code		
WALTON SAMANTHA J VONBLOHN	023115	01/15/2010	181.67	185.38	203.92	G	O	22	-05 -001-01,000
WALTON SAMANTHA J VONBLOHN	023115	01/15/2010	29.56	30.16	33.18	R	O	22	-05 -001-01,000
WALTON SAMANTHA J VONBLOHN	023115	01/15/2010	39.76	40.57	44.63	S	O	22	-05 -001-01,000
Sub-Total			250.99	256.11	281.73				

THIS IS ONLY  
COUNTY & TWP. FOR THE 2010 TAXES  
(SCHOOL TAXES ARE NOT INCLUDED)

Dim



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/13/2010

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 3ED2010

PLAINTIFF

HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE  
INVESTMENT TRUST SERIES 2006-3

DEFENDANT

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON  
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

PERSON/CORP TO SERVED
MARJORIE LAYTAR-TAX COLLECTOR
332-C MAIN MIFFLIN ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE 1-14-10 TIME 1220 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

☒ OTHER (SPECIFY) posted

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J Allison DATE 1-14-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/13/2010

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 3ED2010

PLAINTIFF HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE  
INVESTMENT TRUST SERIES 2006-3

DEFENDANT SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

DATE 1-15 TIME 0910 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/13/2010

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 3ED2010

PLAINTIFF HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE  
INVESTMENT TRUST SERIES 2006-3

DEFENDANT SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
-----------------------

SHANE WALTON
--------------

314 CHURCH ROAD
-----------------

BLOOMSBURG
------------

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

(F) OTHER (SPECIFY) moved: 109 E. Market St.  
Danville, PA

ATTEMPTS  
DATE

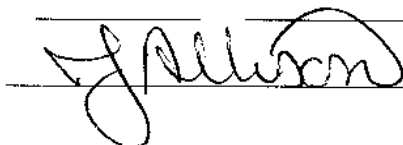
TIME

OFFICER

REMARKS

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

DEPUTY



DATE

1-14-10

**Phelan Hallinan & Schmieg, LLP**

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

**HSBC BANK USA, NATIONAL  
 ASSOCIATION, AS INDENTURE TRUSTEE  
 OF THE FIELDSTONE MORTGAGE  
 INVESTMENT TRUST SERIES 2006-3**

vs.

**Shane J. Walton  
 Samantha J. Vonblohn Walton**

: **COURT OF COMMON PLEAS**  
 :  
 : **CIVIL DIVISION**  
 :  
 : **No. 2008-CV-1604-MF**  
 :  
 : **COLUMBIA COUNTY**  
 :

**VERIFICATION OF NON-MILITARY SERVICE**

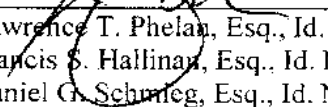
The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

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

(b) that defendant "Shane J. Walton" is over 18 years of age and resides at "314 Church Rd. Bloomsburg, PA 17815".

(c) that defendant "Samantha J. Vonblohn Walton" is over 18 years of age and resides at "314 Church Rd. Bloomsburg, PA 17815".

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

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

# REAL ESTATE OUTLINE

ED # 5-10

DATE RECEIVED 1-15-10  
DOCKET AND INDEX 5-10

## 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 ✓ CK# 802 710

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

SALE DATE Mar 21 2010 TIME 1:00  
POSTING DATE Feb. 18, 2010  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 3  
2<sup>ND</sup> WEEK 10  
3<sup>RD</sup> WEEK 17, 10

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2010 ED AND CIVIL WRIT NO. 1604 OF 2008 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:

TRACT NUMBER 1: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER IN THE WESTERLY LINE OF A PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE AND IN LINE OF LAND OF THE MANVILLE LUTHERAN CHURCH, SAID IRON PIN CORNER ALSO BEING AT OR NEAR THE NORTHWEST ABUTMENT OF A BRIDGE CROSSING SAID PUBLIC ROAD; THENCE ALONG THE LINE OF LAND OF THE SAID MAINVILLE LUTHERAN CHURCH SOUTH 85 DEGREES 30 MINUTE WEST 289 FEET TO A MARK OF THE NORTHWEST ABUTMENT OF A (ANOTHER) BRIDGE CROSSING A PUBLIC ROAD OR HIGHWAY RUNNING ALONG THE SOUTHWESTERLY LINE OF LAND OF THE MAINVILLE LUTHERAN CHURCH AND IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN; THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN, NORTH 16 DEGREES 20 MINUTES EAST 55 FEET TO A HICKORY TREE CORNER IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN; THENCE CONTINUING ALONG THE SAME NORTH 80 DEGREES 30 MINUTES EAST 323 FEET TO AN IRON PIN CORNER IN THE WESTERLY LINE OF THE AFORESAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE; THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE SOUTH 26 DEGREES 59 MINUTES EAST 100 FEET TO AN IRON PIN CORNER, THE PLACE OF BEGINNING, WITH SAID DESCRIPTION BEING TAKEN FROM A SURVEY AND DRAFT MADE ON MARCH 14, 1962 BY HOWARD FETTEROLF, R.E. BEING THE SAME PREMISES GRANTED AND CONVEYED BY RAY H. SHUMAN AND EVELYN H. SHUMAN, HIS WIFE, TO EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE, BY DEED DATED MARCH 19, 1962 AND RECORDED IN COLUMBIA COUNTY DEED BOOK 214 PAGE 122.

TRACT NUMBER 2: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011, SAID POINT BEING AT THE NORTHEAST CORNER OF OTHER LANDS NOW OR FORMERLY OF EUGENE C. AND NANCY S. WHITENIGHT; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF SAID WHITENIGHT, AND PASSING THROUGH AN IRON AXLE FOUND 1.68 FEET FROM THE LAST MENTIONED CORNER, SOUTH 76 DEGREES 49 MINUTES 49 SECONDS WEST 328.41 FEET TO AN 18 INCH HICKORY FOUND IN LINE OF OTHER LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF SAID SHUMAN NORTH 54 DEGREES 31 MINUTES 41 SECONDS EAST 226.03 FEET TO AN ANGLE IRON SET; THENCE ALONG THE SAME AND PASSING THROUGH AN ANGLE IRON SET 8.63 FEET FROM THE NEXT MENTIONED CORNER, SOUTH 65 DEGREES 52 MINUTES 56 SECONDS EAST 127.55 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011; THENCE ALONG SAID RIGHT OF WAY SOUTH 26 DEGREES 52 MINUTES 10 SECONDS WEST, 30.49 FEET TO THE PLACE OF BEGINNING.

SAID DESCRIPTION TAKEN FROM A SURVEY AND DRAFT MADE ON NOVEMBER E2, 1991 BY DRUMHEILER SURVEYING AND BEING PARCEL A OF THAT DRAFT CONTAINING 18,521 SQUARE FEET AND RECORDED IN COLUMBIA COUNTY MAP BOOK 7 PAGE 54. (NOT FOR DEVELOPMENT).

THE ABOVE DESCRIBED PARCEL OF LAND IS UNDER AND SUBJECT TO THE FOLLOWING: BEING THE SAME PROPERTY CONVEYED TO SAMANTHA J. VONBLOHN WALTON AND SHANE J. WALTON, WIFE AND HUSBAND, BY DEED DATED AUGUST 11, 2006, FROM SAMANTHA J. VONBLOHN WALTON, A MARRIED PERSON, OF RECORD IN DOCUMENT NO. 200608506, OFFICE OF THE COLUMBIA COUNTY CLERK.

COMMONLY KNOWN AS: 314 CHURCH ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #22-05-001-01

#### **TERMS OF SALE**

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

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

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

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

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

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

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2010 ED AND CIVIL WRIT NO. 1604 OF 2008 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:

TRACT NUMBER 1: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER IN THE WESTERLY LINE OF A PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE AND IN LINE OF LAND OF THE MANVILLE LUTHERAN CHURCH, SAID IRON PIN CORNER ALSO BEING AT OR NEAR THE NORTHWEST ABUTMENT OF A BRIDGE CROSSING SAID PUBLIC ROAD; THENCE ALONG THE LINE OF LAND OF THE SAID MAINVILLE LUTHERAN CHURCH SOUTH 85 DEGREES 30 MINUTE WEST 289 FEET TO A MARK OF THE NORTHWEST ABUTMENT OF A (ANOTHER) BRIDGE CROSSING A PUBLIC ROAD OR HIGHWAY RUNNING ALONG THE SOUTHWESTERLY LINE OF LAND OF THE MAINVILLE LUTHERAN CHURCH AND IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN; THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN, NORTH 16 DEGREES 20 MINUTES EAST 55 FEET TO A HICKORY TREE CORNER IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN; THENCE CONTINUING ALONG THE SAME NORTH 80 DEGREES 30 MINUTES EAST 323 FEET TO AN IRON PIN CORNER IN THE WESTERLY LINE OF THE AFORESAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE; THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL ROAD LEADING TO MIFFLINVILLE SOUTH 26 DEGREES 59 MINUTES EAST 100 FEET TO AN IRON PIN CORNER, THE PLACE OF BEGINNING, WITH SAID DESCRIPTION BEING TAKEN FROM A SURVEY AND DRAFT MADE ON MARCH 14, 1962 BY HOWARD FETTEROLF, R.E. BEING THE SAME PREMISES GRANTED AND CONVEYED BY RAY H. SHUMAN AND EVELYN H. SHUMAN, HIS WIFE, TO EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE, BY DEED DATED MARCH 19, 1962 AND RECORDED IN COLUMBIA COUNTY DEED BOOK 214 PAGE 122.

TRACT NUMBER 2: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011, SAID POINT BEING AT THE NORTHEAST CORNER OF OTHER LANDS NOW OR FORMERLY OF EUGENE C. AND NANCY S. WHITENIGHT; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF SAID WHITENIGHT, AND PASSING THROUGH AN IRON AXLE FOUND 1.68 FEET FROM THE LAST MENTIONED CORNER, SOUTH 76 DEGREES 49 MINUTES 49 SECONDS WEST 328.41 FEET TO AN 18 INCH HICKORY FOUND IN LINE OF OTHER LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF SAID SHUMAN NORTH 54 DEGREES 31 MINUTES 41 SECONDS EAST 226.03 FEET TO AN ANGLE IRON SET; THENCE ALONG THE SAME AND PASSING THROUGH AN ANGLE IRON SET 8.63 FEET FROM THE NEXT MENTIONED CORNER, SOUTH 65 DEGREES 52 MINUTES 56 SECONDS EAST 127.55 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011; THENCE ALONG SAID RIGHT OF WAY SOUTH 26 DEGREES 52 MINUTES 10 SECONDS WEST, 30.49 FEET TO THE PLACE OF BEGINNING.



SAID DESCRIPTION TAKEN FROM A SURVEY AND DRAFT MADE ON NOVEMBER E2, 1991 BY DRUMHEILER SURVEYING AND BEING PARCEL A OF THAT DRAFT CONTAINING 18,521 SQUARE FEET AND RECORDED IN COLUMBIA COUNTY MAP BOOK 7 PAGE 54. (NOT FOR DEVELOPMENT).

THE ABOVE DESCRIBED PARCEL OF LAND IS UNDER AND SUBJECT TO THE FOLLOWING: BEING THE SAME PROPERTY CONVEYED TO SAMANTHA J. VONBLOHN WALTON AND SHANE J. WALTON, WIFE AND HUSBAND, BY DEED DATED AUGUST 11, 2006, FROM SAMANTHA J. VONBLOHN WALTON, A MARRIED PERSON, OF RECORD IN DOCUMENT NO. 200608506, OFFICE OF THE COLUMBIA COUNTY CLERK.

COMMONLY KNOWN AS: 314 CHURCH ROAD, BLOOMSBURG, PA 17815  
Tax Parcel #22-05-001-01

#### **TERMS OF SALE**

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

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

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

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

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

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

# SHERIFF'S SALE

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WEDNESDAY MARCH 24, 2010 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2010 ED AND CIVIL WRIT NO. 1604 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEING THE SAME PREMISES GRANTED AND CONVEYED BY RAY H. SHUMAN AND EVELYN H. SHUMAN, HIS WIFE, TO EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE, BY DEED DATED MARCH 19, 1962 AND RECORDED IN COLUMBIA COUNTY DEED BOOK 214 PAGE 122.

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SAID DESCRIPTION TAKEN FROM A SURVEY AND DRAFT MADE ON NOVEMBER 22, 1991 BY DRUMHEILER SURVEYING AND BEING PARCEL A OF THAT DRAFT CONTAINING 18,521 SQUARE FEET AND RECORDED IN COLUMBIA COUNTY MAP BOOK 7 PAGE 54. (NOT FOR DEVELOPMENT).

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COMMONLY KNOWN AS: 314 CHURCH ROAD, BLOOMSBURG, PA 17815

Tax Parcel #22-05-001-01

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

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE  
TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT  
TRUST SERIES 2006-3

COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2008-CV-1604-MF  
COLUMBIA COUNTY

vs.

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON  
Commonwealth of Pennsylvania:

2010-ED-3

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: 314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462  
(See Legal Description attached)

Amount Due  
Additional Fees and Costs  
Interest from 11/26/2008 to Date of Sale  
@ \$16.52 per diem

\$100,500.73  
\$2,132.50  
\$ \_\_\_\_\_ and costs.

Tamara B. Kline,  
Barbara A. Silvestri  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of Columbia County, Penna.

Dated 01-12-2010  
(SEAL)

PHS # 186202

# SHERIFF'S RETURN

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE  
TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT  
TRUST SERIES 2006-3

Plaintiff

vs.

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-1604-MF CD

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

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

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

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_ at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
upon \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ by handing to  
\_\_\_\_\_ a true and correct copy of the original Notice of  
Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

\_\_\_\_\_, 20\_\_, See return endorsed hereon by Sheriff of  
\_\_\_\_\_, County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

<b>Plaintiff</b> HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3	<b>Court Number</b> 2008-CV-1604-MF
<b>Defendant</b> SHANE J. WALTON SAMANTHA J. VONBLOHN WALTON	<b>Type or Writ of Complaint</b> 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)  
 314 CHURCH ROAD BLOOMSBURG, PA 17815-7462

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

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

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

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

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

Signature of Attorney or other originator requesting service on behalf of <u>XX</u> Plaintiff <i>John M. Demess</i> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <i>11/30/09</i>
---	-----------------------------------	-------------------------

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

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

**RETURNED:**

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3	Court Number 2008-CV-1604-MF
Defendant SHANE J. WALTON SAMANTHA J. VONBLOHN WALTON	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.  
SHANE J. WALTON

ADDRESS (Street or RD, Apartment No., City, Boro, Twp., State and Zip Code)  
314 CHURCH ROAD BLOOMSBURG, PA 17815-7462

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

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

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

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

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>John McManis</i> _____ 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 11/30/09
---	-----------------------------------	------------------

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

PLAINTIFF	Court Number
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**RETURNED:**

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

# 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 HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3	Court Number 2008-CV-1604-MF
---	---------------------------------

Defendant SHANE J. WALTON SAMANTHA J. VONBLOHN WALTON	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>SHANE J. WALTON</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>314 CHURCH ROAD BLOOMSBURG, PA 17815-7462</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 do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

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

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>John M. Hambors</i> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <i>11/30/09</i>
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### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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### RETURNED:

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



# 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  
LITTON LOAN SERVICING, LP

Court Number  
2008-CV-1604-MF

Defendant  
SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON

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.

SAMANTHA J. VONBLOHN WALTON

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

314 CHURCH ROAD BLOOMSBURG, PA 17815-7462

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

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

Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
Paul M. Dineen 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

11/30/09

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff LITTON LOAN SERVICING, LP	Court Number 2008-CV-1604-MF
--	---------------------------------

Defendant SHANE J. WALTON SAMANTHA J. VONBLOHN WALTON	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>SAMANTHA J. VONBLOHN WALTON</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>314 CHURCH ROAD BLOOMSBURG, PA 17815-7462</b>
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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>Paul M. Jones</i> ____ 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 <i>11/30/09</i>
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PLAINTIFF	Court Number
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AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff LITTON LOAN SERVICING, LP	Court Number 2008-CV-1604-MF
Defendant SHANE J. WALTON SAMANTHA J. VONBLOHN WALTON	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>SAMANTHA J. VONBLOHN WALTON</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>314 CHURCH ROAD BLOOMSBURG, PA 17815-7462</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 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 <input checked="" type="checkbox"/> Plaintiff <div style="text-align: center;">Defendant</div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 11/30/09
---	-----------------------------------	------------------

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

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

### RETURNED:

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
LITTON LOAN SERVICING, LP

Court Number  
2008-CV-1604-MF

Defendant  
SHIANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON

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.

SAMANTHA J. VONBLOHN WALTON

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

314 CHURCH ROAD BLOOMSBURG, PA 17815-7462

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

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

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

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

John M. Guinness 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

11/30/09

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this                      day

of                      20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

**HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE  
MORTGAGE INVESTMENT TRUST SERIES 2006-3**  
Plaintiff

v.

**SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1604-MF  
:  
: COLUMBIA COUNTY

3-10

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**, 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 **314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**SHANE J. WALTON 314 CHURCH ROAD  
BLOOMSBURG, PA 17815-7462**  
  
**SAMANTHA J. VONBLOHN WALTON 404 RAILROAD STREET  
DANVILLE, PA 17821**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**SAME AS ABOVE**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**


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

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

<b>TENANT/OCCUPANT</b>	<b>314 CHURCH ROAD BLOOMSBURG, PA 17815-7462</b>
------------------------	--

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

November 25, 2009

By:   
Attorney for Plaintiff

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE FIELDSTONE  
MORTGAGE INVESTMENT TRUST SERIES 2006-3  
Plaintiff

v.

SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON  
Defendant(s)

:

:

:

:

:

:

:

CC RT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-1604-MF

COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**, 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 **314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**.

1.

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

Name

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

SHANE J. WALTON

314 CHURCH ROAD  
BLOOMSBURG, PA 17815-7462

SAMANTHA J. VONBLOHN WALTON

404 RAILROAD STREET  
DANVILLE, PA 17821
2.

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

Name

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

SAME AS ABOVE
3.

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

Name

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

None.
4.

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

Name

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

None.
5.

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

Name

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

None.
6.

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

Name

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

None.

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

Name

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

TENANT/OCCUPANT

314 CHURCH ROAD  
BLOOMSBURG, PA 17815-7462

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

November 25, 2009

By: *Jayne McGuinness*

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
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- ☐ Jenine R. Davcy, 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
- ☒ Jaïne 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



HSBC BANK USA, NATIONAL ASSOCIATION, AS	:	COURT OF COMMON PLEAS
INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE	:	
INVESTMENT TRUST SERIES 2006-3	:	CIVIL DIVISION
	:	
	Plaintiff	NO. 2008-CV-1604-MF
	:	
vs.	:	COLUMBIA COUNTY
	:	
SHANE J. WALTON	:	
SAMANTHA J. VONBLOHN WALTON	:	
	Defendant(s)	

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SAMANTHA J. VONBLOHN WALTON**  
**404 RAILROAD STREET**  
**DANVILLE, PA 17821**

**SHANE J. WALTON**  
**314 CHURCH Road**  
**BLOOMSBURG, PA 17815**

**\*\*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 **314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462** 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 **\$100,500.73** obtained by **HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

## **NOTICE OF OWNER'S RIGHTS**

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

## **LEGAL DESCRIPTION**

TRACT NUMBER 1: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA, COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER IN THE Westerly LINE OF A PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL Road LEADING TO MIFFLINVILLE AND IN LINE OF LAND OF THE MANVILLE LUTHERAN CHURCH, SAID IRON PIN CORNER ALSO BEING AT OR NEAR THE Northwest ABUTMENT OF A BRIDGE CROSSING SAID PUBLIC Road;

THENCE ALONG THE LINE OF LAND OF THE SAID MAINVILLE LUTHERAN CHURCH South 85 DEGREES 30 MINUTE West 289 FEET TO A MARK OF THE Northwest ABUTMENT OF A (ANOTHER) BRIDGE CROSSING A PUBLIC Road OR HIGHWAY RUNNING ALONG THE Southwesterly LINE OF LAND OF THE MAINVILLE LUTHERAN CHURCH AND IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN;

THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN, North 16 DEGREES 20 MINUTES East 55 FEET TO A HICKORY TREE CORNER IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H SHUMAN;

THENCE CONTINUING ALONG THE SAME North 80 DEGREES 30 MINUTES East 323 FEET TO AN IRON PIN CORNER IN THE Westerly LINE OF THE AFORESAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL Road LEADING TO MIFFLINVILLE;

THENCE ALONG THE Westerly LINE OF SAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL Road LEADING TO MIFFLINVILLE South 26 DEGREES 59 MINUTES East 100 FEET TO AN IRON PIN CORNER, THE PLACE OF BEGINNING, WITH SAID DESCRIPTION BEING TAKEN FROM A SURVEY AND DRAFT MADE ON March 14, 1962 BY HOWARD FETTEROLF, R.E.

BEING THE SAME PREMISES GRANTED AND CONVEYED BY RAY H. SHUMAN AND EVELYN H. SHUMAN, HIS WIFE, TO EUGENE C. WHITENIGHT AND NANCY S. WHITENIGHT, HIS WIFE, BY DEED DATED March 19, 1962 AND RECORDED IN COLUMBIA COUNTY DEED BOOK 214 PAGE 122.

TRACT NUMBER 2: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE Westerly RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011, SAID POINT BEING AT THE Northeast CORNER OF OTHER LANDS NOW OR FORMERLY OF EUGENE C. AND NANCY S. WHITENIGHT;

THENCE ALONG THE Northerly LINE OF LANDS NOW OR FORMERLY OF SAID WHITENIGHT, AND PASSING THROUGH AN IRON AXLE FOUND 1.68 FEET FRIM THE LAT MENTIONED CORNER, South 76 DEGREES 49 MINUTES 49 SECONDS West 328.41 FEET TO AN 18 INCH HICKORY FOUND IN LINE OF OTHER LANDS NOW OR FORMERLY OF RAY II. AND EVELYN H. SHUMAN;

THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF SAID SHUMAN North 54 DEGREES 31 MINUTES 41 SECONDS East 226.03 FEET TO AN ANGLE IRON SET;

THENCE ALONG THE SAME AND PASSING THROUGH AN ANGLE IRON SET 8.63 FEET FROM THE NEXT MENTIONED CORNER, South 65 DEGREES 52 MINUTES 56 SECONDS East 127.55 FEET TO A POINT ON THE Westerly RIGHT OF WAY OF PENNSYLVANIA STATE ROUTE NUMBER 2011;

THENCE ALONG SAID RIGHT OF WAY South 26 DEGREES 52 MINUTES 10 SECONDS West, 30.49 FEET TO THE PLACE OF BEGINNING.

SAID DESCRIPTION TAKEN FROM A SURVEY AND DRAFT MADE ON November E2, 1991 BY DRUMHEILER SURVEYING AND BEING PARCEL A OF THAT DRAFT CONTAINING 18,521 SQUARE FEET AND RECORDED IN COLUMBIA COUNTY MAP BOOK 7 PAGE 54. (NOT FOR DEVELOPMENT).

THE ABOVE DESCRIBED PARCEL OF LAND IS UNDER AND SUBJECT TO THE FOLLOWING:

BEING THE SAME PROPERTY CONVEYED TO SAMANTHA J. VONBLOHN WALTON AND SHANE J. WALTON, WIFE AND HUSBAND, BY DEED DATED August 11, 2006, FROM SAMANTHA J. VONBLOHN WALTON, A MARRIED PERSON, OF RECORD IN DOCUMENT NO. 200608506, OFFICE OF THE COLUMBIA COUNTY COURT CLERK.

COMMONLY KNOWN AS: 314 CHURCH Road, BLOOMSBURG, PA 17815  
PARCEL NUMBER: 22-05-001-01

Tax Parcel # 22-05-001-01

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1604-MF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**

**vs.**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

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

**314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**

**Parcel No. 22-05-001-01**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$100,500.73**

Attorneys for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1604-MF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**

**vs.**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

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

**314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**

**Parcel No. 22-05-001-01**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$100,500.73**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1604-MF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**

**vs.**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

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

**314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**

**Parcel No. 22-05-001-01**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$100,500.73**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1604-MF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**

**vs.**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

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

**314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**

**Parcel No. 22-05-001-01**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$100,500.73**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**



**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1604-MF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**

**vs.**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

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

**314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**

**Parcel No. 22-05-001-01**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$100,500.73**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1604-MF**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE INVESTMENT TRUST SERIES 2006-3**

**vs.**

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

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

**314 CHURCH ROAD, BLOOMSBURG, PA 17815-7462**

**Parcel No. 22-05-001-01**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$100,500.73**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

### LEGAL DESCRIPTION

TRACT NUMBER 1: ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA, COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER IN THE Westerly LINE OF A PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL Road LEADING TO MIFFLINVILLE AND IN LINE OF LAND OF THE MAINVILLE LUTHERAN CHURCH, SAID IRON PIN CORNER ALSO BEING AT OR NEAR THE Northwest ABUTMENT OF A BRIDGE CROSSING SAID PUBLIC Road;

THENCE ALONG THE LINE OF LAND OF THE SAID MAINVILLE LUTHERAN CHURCH South 85 DEGREES 30 MINUTE West 289 FEET TO A MARK OF THE Northwest ABUTMENT OF A (ANOTHER) BRIDGE CROSSING A PUBLIC Road OR HIGHWAY RUNNING ALONG THE Southwesterly LINE OF LAND OF THE MAINVILLE LUTHERAN CHURCH AND IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN;

THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN, North 16 DEGREES 20 MINUTES East 55 FEET TO A HICKORY TREE CORNER IN LINE OF LANDS NOW OR FORMERLY OF RAY H. AND EVELYN H. SHUMAN;

THENCE CONTINUING ALONG THE SAME North 80 DEGREES 30 MINUTES East 323 FEET TO AN IRON PIN CORNER IN THE Westerly LINE OF THE AFORESAID PUBLIC HIGHWAY LEADING FROM MAINVILLE TO THE HILL Road LEADING TO MIFFLINVILLE;

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PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE  
TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT  
TRUST SERIES 2006-3

COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2008-CV-1604-MF  
COLUMBIA COUNTY

2010-ED-3

vs.


SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due  
Additional Fees and Costs  
Interest from 11/26/2008 to Date of Sale  
@ \$16.52 Per diem

\$100,500.73  
\$2,132.50  
\$\_\_\_\_\_ and costs.



Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

Note: Please attach description of Property.

PHS # 186202

FILED

CLERK OF COURT

PA ATTORNEY ID NO. 200162

File No: 13717-1401

PARKER McCAY P.A.

STUART I. SEIDEN

Three Greentree Centre

7001 Lincoln Drive West

P.O. Box 974

Marlton, New Jersey 08053

Attorneys for:

Litton Loan Servicing, LP as servicing agent for HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3, its successors and/or assigns

UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

SAMANTHA J. WALTON  
xxx-xx-1921

Debtor

LITTON LOAN SERVICING, LP AS  
SERVICING AGENT FOR HSBC BANK  
USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE OF THE  
FIELDSTONE MORTGAGE  
INVESTMENT TRUST, SERIES 2006-3

Movant

v.

SAMANTHA J. WALTON

Debtor

And

MICHAEL G. OLEYAR

Trustee

Respondents

:  
: CHAPTER 7  
: CASE NO: 5:09-bk-02899-JJT

:  
: 11 U.S.C. § 362(d)

ORDER MODIFYING §362 AUTOMATIC STAY

Upon the application of LAW OFFICES OF PARKER McCAY P.A. Attorneys for  
Litton Loan Servicing, LP as servicing agent for HSBC Bank USA, National Association, as  
Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3, its successors

LAW OFFICE  
PARKER, McCAY,  
P.A.

P.A.



**Phelan Hallinan & Schmieg, LLP**

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

Attorneys for Plaintiff

**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE  
TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT  
TRUST SERIES 2006-3**

Plaintiff

v.

**SHANE J. WALTON**

**SAMANTHA J. VONBLOHN WALTON**

Defendant(s)

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2008-CV-1604-MF**  
**:**  
**: 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: Jaime McGuinness  
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
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TRUST SERIES 2006-3**

Plaintiff

v.

**SHANE J. WALTON  
SAMANTHA J. VONBLOHN WALTON**  
Defendant(s)

**COURT OF COMMON PLEAS  
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By: *Jaime McGuinness*  
Attorney for Plaintiff

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
885810

JLR 12082009

DATE	AMOUNT
12/08/2009	*****1,350.00

Void after 180 days

F ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Thomas S. Hallinan*

⑈885810⑈ ⑆036001808⑆36 150866 6⑈