

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
2<sup>nd</sup> FLOOR, SUITE 201  
SOUTHAMPTON, PA 18966  
(215) 942-2090

|  |   |
|--|---|
| U.S. BANK, NATIONAL ASSOCIATION, AS<br>SUCCESSOR TRUSTEE TO BANK OF<br>AMERICA, N.A. AS SUCCESSOR BY<br>MERGER TO LASALLE BANK, N.A., AS<br>TRUSTEE FOR MERRILL LYNCH FIRST<br>FRANKLIN MORTGAGE LOAN TRUST,<br>MORTGAGE LOAN ASSET-BACKED<br>CERTIFICATES, SERIES 2007-3<br>vs. | COURT OF COMMON PLEAS<br><br>COLUMBIA COUNTY<br><br>No.: 2010-CV-1926 |
|--|---|

Joan A. Intintolo

MEMORANDUM OF LAW

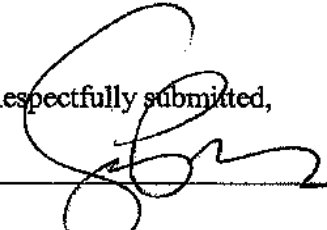
This matter concerns an Action in Mortgage Foreclosure instituted against Defendant for a mortgage in default in excess of one year. Judgment was entered in favor of Plaintiff-Petitioner and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on November 14, 2012. The Sheriff's Sale scheduled was subsequently postponed to July 10, 2013.

Pa.R.C.P. 3129.3 provides that the Sheriff is permitted to postpone a sale, twice, for one hundred thirty (130) days from the original sale, without further advertisement, unless the Court orders otherwise.

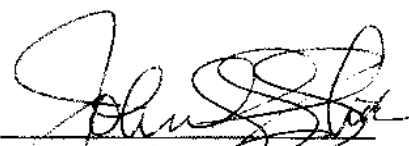
{00003521}

WHEREFORE, Plaintiff requests that Court postpone the sale without further advertising or additional notice to lien holders or defendant.

Respectfully submitted,

- 
- 
- ☐ Gregory Javardian, Esquire Id. No. 55669
  - ☐ Mary F. Kennedy, Esquire Id. No. 77149
  - ☐ Meghan K. Boyle, Esquire Id. No. 201661
  - ☒ Sean P. Mays, Esquire Id. No. 307518
  - ☐ Richard J. Nalbandian, Esquire Id. No. 312653

Attorneys for Petitioner



---

John H. Flick, Esquire  
Local Counsel for Attorney for Plaintiff

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
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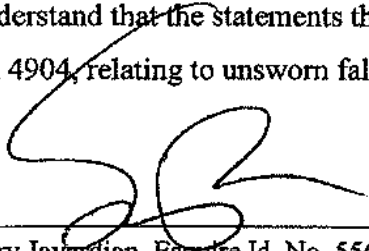
U.S. BANK, NATIONAL ASSOCIATION, AS COURT OF COMMON PLEAS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY COLUMBIA COUNTY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST No.: 2010-CV-1926  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

vs.

Joan A. Intintolo

VERIFICATION

I, Sean P. Mays, Esquire, being duly sworn according to law, hereby depose and say that the facts set forth in the foregoing Petition to Postpone Sheriff's Sale are true and correct to the best of my knowledge, information and belief and understand that the statements therein are made subject to the penalties of 18 Pa.C.S.A. Section 4904, relating to unsworn falsification to authorities.

-   
\_\_\_\_\_  
☐ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☒ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, Esquire Id. No. 312653

Attorneys for Plaintiff

  
\_\_\_\_\_  
John H. Flick, Esquire  
Local Counsel for Attorney for Plaintiff

{00003521}

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
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SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, NATIONAL ASSOCIATION, AS COURT OF COMMON PLEAS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY COLUMBIA COUNTY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST No.: 2010-CV-1926  
FRANKLIN MORTGAGE LOAN TRUST,  
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CERTIFICATES, SERIES 2007-3

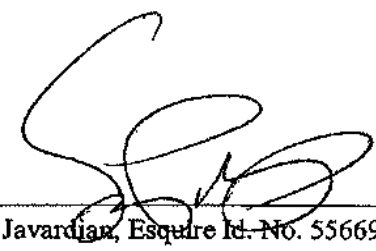
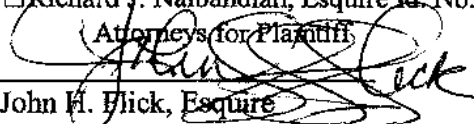
vs.

Joan A. Intintolo

CERTIFICATE OF SERVICE

I, Sean P. Mays, Esquire, counsel for the Plaintiff, hereby certify that a copy of the foregoing Petition to Postpone Sheriff's Sale was served on the following persons by first class mail, postage prepaid, on MARCH 5, 2013.

Joan A. Intintolo  
408 Catherine Street  
Bloomsburg, PA 17815

  
☐ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☒ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, Esquire Id. No. 312653  
(Attorneys for Plaintiff)  
  
John H. Flick, Esquire  
Local Counsel for Attorney for Plaintiff

{00003521}

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

March 05, 2013

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

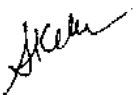
Reference Docket # 2010CV1926  
250 Edgar Ave  
Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Ms. Joan A. Intintolo, for the property located 250 Edgar Avenue Bloomsburg, PA 17818 Columbia County in the amount of \$165.03. Services dates for the fees in question are from November 28 – March 6, 2013.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

**PK****&J Powers, Kirn &  
Javardian, LLC**

February 6, 2013

Sheriff's Office  
Columbia County  
Courthouse, P.O. Box 380  
Bloomsburg, PA 17815

Attention: Tim

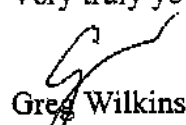
Re: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3  
v. Joan A. Intintolo  
No. 2010-CV-1926  
Premises: 250 Edgar Avenue, Bloomsburg, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is  
scheduled for February 6, 2013.

The Plaintiff needs additional time to complete a review of this matter. Please re-  
schedule the sale for March 6, 2013.

Very truly yours,

  
Greg Wilkins for  
Powers, Kirn & Javardian, LLC

/gw

VIA TELECOPY (570) 389-5625728 Marne Highway  
Suite 200  
Moorestown, NJ 08057Sarah E. Powers\*  
Gregory Javardian\*  
William M.E. Powers, Jr.\*\*  
William M.E. Powers, III\*  
Edward W. Kirn, III\*1310 Industrial Boulevard  
Suite 101  
Southampton, PA 18966Telephone: 215-942-2090  
Fax: 215-942-9695  
[www.pkjllc.com](http://www.pkjllc.com)Mary F. Kennedy+  
Meghan K. Boyle+  
Sean P. Mays\*\* Member of NJ and PA Bar  
\*\* Member of NJ Bar  
+ Member of PA Bar

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
JOAN A INTINTOLO

**Attorney for the Plaintiff:**

POWERS, KIRN & JAVARDIAN LLC  
1310 INDUSTRIAL BOULEVARD  
SUITE 101  
SOUTHAMPTON, PA 18966

**Sheriff's Sale Date:** Wednesday, February 6, 2013

**Writ of Execution No. :** 2010CV1926

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 250 EDGAR AVENUE, BLOOMSBURG, PA 17815

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$42.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,293.54 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$75.00    |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$210.00   |
| Service Mileage                 | \$6.00     |
| Distribution Form               | \$25.00    |
| Copies                          | \$7.00     |
| Notary Fee                      | \$10.00    |
| Surcharge                       | \$150.00   |
| Tax Claim Search                | \$5.00     |

**Total Sheriff Costs** **\$2,131.04**

## Municipal Costs

Sewer \$193.09

**Total Municipal Costs** **\$193.09**

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,379.13**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff, Bloomsburg, PA

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

|                                 |                  |                  |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |                  |
| SERVICE PER DEF.                | \$ <u>210.00</u> |                  |
| LEVY (PER PARCEL                | \$15.00          |                  |
| MAILING COSTS                   | \$ <u>42.00</u>  |                  |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |                  |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |                  |
| MILEAGE                         | \$ <u>6.00</u>   |                  |
| POSTING HANDBILL                | \$15.00          |                  |
| CRYING/ADJOURN SALE             | \$10.00          |                  |
| SHERIFF'S DEED                  | \$35.00          |                  |
| TRANSFER TAX FORM               | \$25.00          |                  |
| DISTRIBUTION FORM               | \$25.00          |                  |
| COPIES                          | \$ <u>7.00</u>   |                  |
| NOTARY                          | \$ <u>10.00</u>  |                  |
| TOTAL *****                     |                  | \$ <u>447.50</u> |

|                       |                   |                   |
|-----------------------|-------------------|-------------------|
| WEB POSTING           | \$150.00          |                   |
| PRESS ENTERPRISE INC. | \$ <u>1223.54</u> |                   |
| SOLICITOR'S SERVICES  | \$75.00           |                   |
| TOTAL *****           |                   | \$ <u>1518.54</u> |

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

## REAL ESTATE TAXES:

|                            |                |
|----------------------------|----------------|
| BORO, TWP & COUNTY 20      | \$ _____       |
| SCHOOL DIST. 20            | \$ _____       |
| DELINQUENT 20              | \$ <u>5.00</u> |
| TOTAL ***** \$ <u>5.00</u> |                |

## MUNICIPAL FEES DUE:

|                              |                  |
|------------------------------|------------------|
| SEWER 20                     | \$ <u>222.62</u> |
| WATER 20                     | \$ _____         |
| TOTAL ***** \$ <u>222.62</u> |                  |

|                              |                  |
|------------------------------|------------------|
| SURCHARGE FEE (DSTE)         | \$ <u>150.00</u> |
| MISC. _____                  | \$ _____         |
| _____                        | \$ _____         |
| TOTAL ***** \$ <u>150.00</u> |                  |

TOTAL COSTS (OPENING BID) \$ 7408.66



Scott Township FAX: 570-784-6553 Feb 5 2013 15:00 P001/003  
**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

---

February 5, 2013

Sent by Fax – 570-389-5622

No notice was given to our office

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

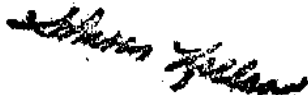
Reference Docket # 2010CV1926  
Joan Intintolo – 250 Edgar Ave, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Ms. Intintolo, for the property located at 250 Edgar Ave, Bloomsburg, PA 17818 Columbia County in the amount of \$193.09. Services dates for the fees in question are from November 2012 to February 6, 2013.

Per your website the sale is to take place on Wednesday February 6, 2013. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
2<sup>nd</sup> FLOOR, SUITE 201  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2010-CV-1926

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

MAR -6 A 8:22

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

vs.

Joan A. Intintolo

ORDER

AND NOW, this 6<sup>th</sup> day of March, 2013, upon consideration of the annexed  
Petition, it is hereby ORDERED AND DECREED that the Sheriff is directed to postpone the  
Sheriff's Sale scheduled for March 6, 2013 until July 10, 2013, without the need for further  
advertising or additional notice to lien creditors or defendant.

BY THE COURT:

15 Thomas A. James Jr.

{00003521}

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
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RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
2<sup>nd</sup> FLOOR, SUITE 201  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, NATIONAL ASSOCIATION, AS      COURT OF COMMON PLEAS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY      COLUMBIA COUNTY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST      No.: 2010-CV-1926  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

vs.

Joan A. Intintolo

PETITION TO POSTPONE  
SHERIFF'S SALE

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

Petitioner, the above named Plaintiff, by its attorney, Sean P. Mays, Esquire, respectfully represents that:

1. This matter concerns an action in Mortgage Foreclosure instituted by Plaintiff against the Defendant.
2. Judgment was entered in favor of Plaintiff and against Defendant and a Writ of Execution thereafter issued scheduling the mortgaged premises for Sheriff's Sale on November 14, 2012. The Sheriff's Sale scheduled was subsequently postponed to March 6, 2013.
3. The Plaintiff is conducting a FC Claim Review.

{00003521}

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA  
JAN 18 - 5 A 8 23

4. Pa.R.C.P.3129.3 permits the Sheriff to postpone a sale, twice, for one hundred thirty (130) days from the original sale date without further advertisement, unless the Court orders otherwise.

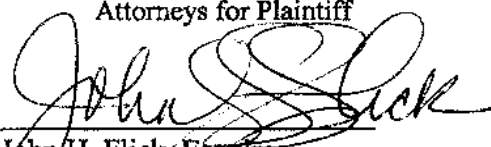
5. The sale cannot be postponed again without additional advertising costs without an Order of the Court; therefore, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale to July 10, 2013.

WHEREFORE, Petitioner requests the Court to enter an Order directing the Sheriff to postpone the Sheriff's Sale until July 10, 2013 upon request of Petitioner, without further advertising or additional notice to lien holders or defendant.



- ☐ Gregory Javardian, Esquire Id. No. 55669
- ☐ Mary F. Kennedy, Esquire Id. No. 77149
- ☐ Meghan K. Boyle, Esquire Id. No. 201661
- ☒ Sean P. Mays, Esquire Id. No. 307518
- ☐ Richard J. Nalbandian, Esquire Id. No. 312653

Attorneys for Plaintiff



John H. Flick, Esquire  
Local Counsel for Attorney for Plaintiff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Joan Lintinolo

NO. 123-12 ED NO. 1726-2010 JD

DATE/TIME OF SALE: July 10 0900

BID PRICE (INCLUDES COST) \$ 2419.21

POUNDAGE - 2% OF BID \$ 48.38

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2467.59

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

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

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

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

TOTAL DUE: \$ 2467.59

LESS DEPOSIT: \$ 1350.00

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

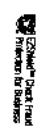
TOTAL DUE IN 8 DAYS \$ 1117.59

2898

**POWERS, KIRN AND JAVARDIAN, LLC**

IOLTA CLIENT TRUST FUND  
1310 INDUSTRIAL BLVD., STE. 202  
SOUTHAMPTON, PA 18966  
215-942-2090

TD BANK  
America's Most Convenient Bank  
3-180-360



8/13/2013

PAY TO THE  
ORDER OF Sheriff of Columbia County

\$ \*\*1,117.59

One Thousand One Hundred Seventeen and 59/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

MEMO

Bank of America vs Intinto, Joan A



AUTHORIZED SIGNATURE

⑈002898⑈ ⑆036001808⑆ 4251411529⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
JOAN A INTINTOLO

**Attorney for the Plaintiff:**

POWERS, KIRN & JAVARDIAN LLC  
1310 INDUSTRIAL BOULEVARD  
SUITE 101  
SOUTHAMPTON, PA 18966

**Sheriff's Sale Date:** Wednesday, July 10, 2013

**Writ of Execution No. :** 2010CV1926

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 250 EDGAR AVENUE, BLOOMSBURG, PA 17815

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$42.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,293.54 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$75.00    |
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| Service                         | \$210.00   |
| Service Mileage                 | \$6.00     |
| Distribution Form               | \$25.00    |
| Copies                          | \$7.00     |
| Notary Fee                      | \$10.00    |
| Surcharge                       | \$150.00   |
| Tax Claim Search                | \$5.00     |

**Total Sheriff Costs** **\$2,131.04**

## Municipal Costs

|       |          |
|-------|----------|
| Sewer | \$233.17 |
|-------|----------|

**Total Municipal Costs** **\$233.17**

## Distribution Costs

|                |         |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,419.21**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

**POWERS, KIRN & J. 'ARDIAN, LLC**

1310 Industrial Boulevard  
2<sup>nd</sup> Floor, Suite 202  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-2090  
Fax: (215) 942-9695

July 11, 2013

Sheriff of Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815  
Real Estate Division

RE: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A.  
AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES  
2007-3 V. JOAN A. INTINTOLO

Premises: 250 Edgar Avenue, Bloomsburg, PA 17815  
Sale held: 07/10/2013  
Docket No.: 2010-CV-1926

Dear Sir/Madam :

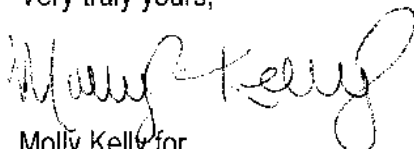
Enclosed please find items necessary to complete settlement.

Title should be transferred to: **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO  
BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH  
FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES  
2007-3**

**150 Allegheny Center Mall  
Pittsburgh, PA 15212**

Additionally, 2 realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the  
recorded sheriff's deed to my attention using the self-addressed, stamped envelope provided. Should you need  
anything further, please contact me. Thank you for your assistance in regards to this matter.

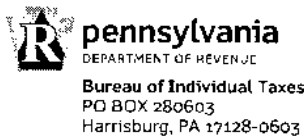
Very truly yours,



Molly Kelly for  
Powers, Kirn & Javardian, LLC

/mk  
Enclosures





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name: Powers, Kim & Javardian, LLC Telephone Number: (215) 942-9690  
Mailing Address: 1310 Industrial Boulevard City: Southampton State: PA ZIP Code: 18966

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
Sheriff of Columbia County

Mailing Address  
35 W. Main Street

City: Bloomsburg State: PA ZIP Code: 17815

**C. Date of Acceptance of Document**

07/11/13

Grantee(s)/Lessee(s)  
U.S. Bank, National Association, Successor Trustee to\*

Mailing Address  
150 Allegheny Center Mall

City: Pittsburgh State: PA ZIP Code: 15212

**D. REAL ESTATE LOCATION**

Street Address: 250 Edgar Avenue City, Township, Borough: Scott Township

County: Columbia School District: Central Columbia School District Tax Parcel Number: 31-04A-022-00.000

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

|  |  |                                      |
|--|--|--------------------------------------|
| 1. Actual Cash Consideration<br>2,467.59 | 2. Other Consideration<br>+ 0.00       | 3. Total Consideration<br>= 2,467.59 |
| 4. County Assessed Value<br>43,891.00    | 5. Common Level Ratio Factor<br>X 3.55 | 6. Fair Market Value<br>= 155,813.05 |

**F. EXEMPTION DATA**

|   |   |   |
|---|---|---|
| 1a. Amount of Exemption Claimed<br>100.00 | 1b. Percentage of Grantor's Interest in Real Estate<br>100.00 | 1c. Percentage of Grantor's Interest Conveyed<br>100.00 |
|---|---|---|

**Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \*Bank of America, N.A. as successor to LaSalle Bank, N.A. as trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3

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

07/11/13

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

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

~~~~~

July 9, 2013

Sent by Fax – 570-389-5622

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2010CV1926  
Joan Intintolo – 250 Edgar Ave, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Ms. Intintolo, for the property located at 250 Edgar Ave, Bloomsburg, PA 17818, Columbia County in the amount of \$233.17. Services dates for the fees in question are from February 6 – July 10, 2013.

Per your website the sale is to take place on Wednesday July 10, 2013. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

***Scott Township Authority******350 Tenny Street******Bloomsburg, PA 17815******Phone # 570-784-6639 ~~~~ Fax # 570-784-6553***  
~~~~~

Date: July 09, 2013

To: Tim Chamberlin  
At: Columbia Country Sheriff's Office  
Phone: 570-389-5622  
Fax: 570-389-5625  
From: Sharon Keller  
Scott Township Authority  
Phone: 570-784-6639  
Fax: 570-784-6553

Pages Sent - 2

Regarding Sheriff Sale  
July 10, 2013  
250 Edgar Ave - Intintolo

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
2nd Floor, SUITE 201  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, NATIONAL ASSOCIATION, COURT OF COMMON PLEAS  
AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, N.A. AS SUCCESSOR COLUMBIA COUNTY  
BY MERGER TO LASALLE BANK,  
N.A., AS TRUSTEE FOR MERRILL No.: 2010-CV-1926  
LYNCH FIRST FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-3

vs.

Joan A. Intintolo

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.  
(See attached Exhibit "A").

Columbia County Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

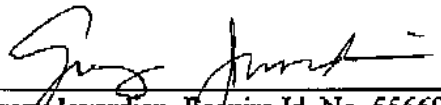
Tenants/Occupants  
250 Edgar Avenue  
Bloomsburg, PA 17815

Joan A. Intintolo  
408 Catherine Street  
Bloomsburg, PA 17815

PA Department of Public Welfare  
Bureau of Child Support Enforcement  
Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

MERS, Inc. as nominee for Nationpoint, a Div. of FFFC, an Op. Sub. of MLB&T Co., FSB  
P.O. Box 2026  
Flint, MI 48501-2026

MERS, Inc. as nominee for Nationpoint, a Div. of FFFC, an Op. Sub. of MLB&T Co., FSB  
2150 North First Street  
San Jose, CA 95131

  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary P. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

Dated: 10/1/12

**TO:**  
TENANTS  
OCCUPANTS  
250 EDGAR AVENUE  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
INTINTOLO, J.

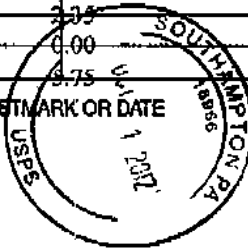
7196 9008 9040 1209 7327  
PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | 0.45 |
|                              | Certified Fee        | 2.95 |
|                              | Return Receipt Fee   | 2.35 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 5.75 |

US Postal Service®  
**Receipt for  
Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**TO:**  
JOAN A. INTINTOLO  
408 CATHERINE STREET  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:**  
INTINTOLO, J.

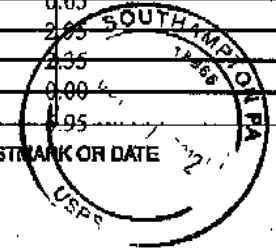
7196 9008 9040 1209 74396  
PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | 0.65 |
|                              | Certified Fee        | 2.95 |
|                              | Return Receipt Fee   | 2.35 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 5.95 |

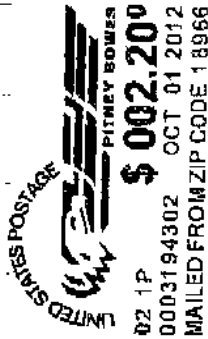
US Postal Service®  
**Receipt for  
Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



| Name and Address of Sender  | Check type of mail or service:   | Postage   | Fee | Handling Charge | Postmark and Date of Receipt | Signature Confirmation | Restricted Delivery | Return Receipt |
|---|--|---|-----|-----------------|------------------------------|------------------------|---------------------|----------------|
| <b>POWERS, KIRN &amp; JAVARDIAN, LLC</b><br><b>1310 INDUSTRIAL BOULEVARD</b><br><b>1ST FLOOR, SUITE 101</b><br><b>SOUTHAMPTON, PA 18966</b> | <input type="checkbox"/> Certified<br><input type="checkbox"/> COD<br><input type="checkbox"/> Registered<br><input type="checkbox"/> Delivery Confirmation<br><input type="checkbox"/> Express Mail<br><input type="checkbox"/> Insured<br><input type="checkbox"/> Recorded Delivery (International)<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Signature Confirmation |   |     |                 |                              |                        |                     |                |
| Article Number  | Address (Name, Street, City, State, & ZIP Code)  |   |     |                 |                              |                        |                     |                |
| 1. <i>Intintolo, J</i>  | Columbia County Domestic Relations<br>P.O. Box 380<br>Bloomsburg, PA 17815   |   |     |                 |                              |                        |                     |                |
| 2.  |  |   |     |                 |                              |                        |                     |                |
| 3.  | Columbia County Tax Claim Bureau<br>P.O. Box 380<br>Bloomsburg, PA 17815   |   |     |                 |                              |                        |                     |                |
| 4.  | Tenants/Occupants<br>250 Edgar Avenue<br>Bloomsburg, PA 17815  |   |     |                 |                              |                        |                     |                |
| 5.  | Joan A. Intintolo<br>408 Catherine Street<br>Bloomsburg, PA 17815  |   |     |                 |                              |                        |                     |                |
| 6.  | PA Department of Public Welfare<br>Bureau of Child-Support Enforcement<br>Health and Welfare Building - Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675   |   |     |                 |                              |                        |                     |                |
| 7.  |  |   |     |                 |                              |                        |                     |                |
| 8.  |  |   |     |                 |                              |                        |                     |                |
| Total Number of Pieces Listed by Sender   | Total Number of Pieces Received at Post Office   | See Privacy Act Statement on Reverse  |     |                 |                              |                        |                     |                |
| 5   | 5  | Postmaster: For Mailed items involving signature, please sign and return to sender. |     |                 |                              |                        |                     |                |







**PK****&J Powers, Kirn &  
Javardian, LLC**

November 13, 2012

Sheriff's Office  
Columbia County  
Courthouse, P.O. Box 380  
Bloomsburg, PA 17815

Attention: Tina


Re: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3  
v. Joan A. Intintolo  
No. 2010-CV-1926  
Premises: 250 Edgar Avenue, Bloomsburg, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is  
scheduled for November 14, 2012.

The case is under review by the servicer. Please re-schedule the sale for February 6,  
2013.

Very truly yours,

  
Greg Wilkins for  
Powers, Kirn & Javardian, LLC

/gwp

VIA TELECOPY (570) 389-5625728 Marne Highway  
Suite 200  
Moorestown, NJ 08057Sarah E. Powers\*  
Gregory Javardian\*  
William M.E. Powers, Jr.\*\*  
William M.E. Powers, III\*  
Edward W. Kirn, III\*1310 Industrial Boulevard  
Suite 101  
Southampton, PA 18966Telephone: 215-942-2090  
Fax: 215-942-9695  
[www.pkjllc.com](http://www.pkjllc.com)Mary F. Kennedy+  
Meghan K. Boyle+  
Sean P. Mays\*\* Member of NJ and PA Bar  
\*\* Member of NJ Bar  
+ Member of PA Bar

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, PA 17815  
Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

October 30, 2012

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

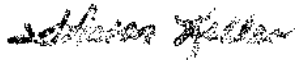
Reference Docket # 2010CV1926  
250 Edgar Ave  
Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Ms. Joan A. Intintolo, for the property located 250 Edgar Avenue Bloomsburg, PA 17818 Columbia County in the amount of \$222.62. Services dates for the fees in question are from June 25, 2012 to November 14, 2012.

If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SHERIFF'S RETURN OF SERVICE

10/09/2012 02:31 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 250 EDGAR AVENUE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

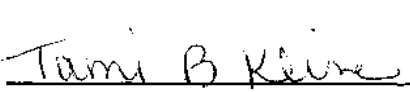
October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER 2012

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

 / KPB

intiff Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 250 EDGAR AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Posted

Relation:

Date: 10-09-12

Time: 1431

Deputy: 8

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2010CV1926

250 EDGAR AVENUE, BLOOMSBURG, PA 17815

EXP: 10/12/2012

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 09/25/2012

Fee: \$5.00

Cert. NO: 12944

INTINTOLO JOAN A  
250 EDGAR AVE  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20070 -3255  
Location: EDGAR AVE  
Parcel Id:31 -04A-022-00,000

Assessment: 43,891  
Balances as of 09/25/2012

| YEAR | TAX TYPE               | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|------------------------|------------|---------|----------|------|---------|
|      | NO TAX CLAIM TAXES DUE |            |         |          |      |         |

By: Columbia Co. Sheriff

Per: Tim Chamberlain  
(HPA)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SHERIFF'S RETURN OF SERVICE

09/18/2012 08:50 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOAN A INTINTOLO AT 408 CATHERINE STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

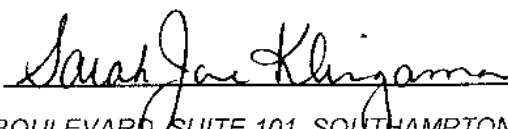
September 19, 2012

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2012

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



Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/12/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 250 EDGAR AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2010CV1926

250 EDGAR AVENUE, BLOOMSBURG, PA 17815

EXP: 10/12/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SERVICE COVER SHEET

### Service Details:

|           |  |          |            |          |
|-----------|--|----------|------------|----------|
| Category: | Real Estate Sale - Sale Notice                         |          | Zone:      |          |
| Manner:   | < Not Specified >                                      | Expires: | 10/12/2012 | Warrant: |
| Notes:    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |          |            |          |

### Serve To:

|                    |  |      |
|--------------------|--|------|
| Name:              | JOAN A INTINTOLO                             |      |
| Primary Address:   | 408 CATHERINE STREET<br>BLOOMSBURG, PA 17815 |      |
| Phone:             |  | DOB: |
| Alternate Address: |  |      |
| Phone:             |  |      |

### Final Service:

|                  |   |          |
|------------------|---|----------|
| Served:          | Personally · Adult In Charge · Posted · Other |          |
| Adult In Charge: | Joan Intintolo                                |          |
| Relation:        | Ucf   |          |
| Date:            | 09-18-12                                      | Time:    |
| Deputy:          | 548   | Mileage: |

### Attorney / Originator:

|       |                              |        |
|-------|------------------------------|--------|
| Name: | POWERS, KIRN & JAVARDIAN LLC | Phone: |
|-------|------------------------------|--------|

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

INTINTOLO, JOAN A

2010CV1926

408 CATHERINE STREET, BLOOMSBURG, PA 17815

EXP: 10/12/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 10/12/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** H. James Hock  
**Primary Address:** 2626 Old Berwick Road  
Bloomsburg, PA 17815  
**Phone:** 570-784-7823 **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** POSTAL BOX  
**Relation:**   
**Date:** 9/18/12 **Time:** 1529  
**Deputy:** S **Mileage:**

### Attorney / Originator:

**Name:** POWERS, KIRN & JAVARDIAN LLC **Phone:**

### Service Attempts:

| Date: | Time: | Mileage: | Deputy: |
|-------|-------|----------|---------|
|       |       |          |         |
|       |       |          |         |
|       |       |          |         |
|       |       |          |         |
|       |       |          |         |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HOCK, H. JAMES

2010CV1926

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 10/12/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 10/12/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** SCOTT TOWNSHIP AUTHORITY   
**Primary Address:** 350 TENNY STREET  
BLOOMSBURG, PA 17815   
**Phone:** **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other   
**Adult In Charge:** SIMON KELLER   
**Relation:** CLERK   
**Date:** 9/18/12 **Time:** 1535   
**Deputy:** **Mileage:**

### Attorney / Originator:

**Name:** POWERS, KIRN & JAVARDIAN LLC **Phone:**

### Service Attempts:

| Date: | Time: | Mileage: | Deputy: |
|-------|-------|----------|---------|
|       |       |          |         |
|       |       |          |         |
|       |       |          |         |
|       |       |          |         |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

SCOTT TOWNSHIP AUTHORITY

2010CV1926

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 10/12/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JOAN A INTINTOLO

Case Number  
2010CV1926

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |            |
|------------------|--|-----------------|------------|
| <b>Category:</b> | Real Estate Sale - Sale Notice                         | <b>Zone:</b>    |            |
| <b>Manner:</b>   | < Not Specified >                                      | <b>Expires:</b> | 10/12/2012 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |                                    |
|---------------------------|------------------------------------|
| <b>Name:</b>              | Columbia County Tax Office         |
| <b>Primary Address:</b>   | PO Box 380<br>Bloomsburg, PA 17815 |
| <b>Phone:</b>             | 570-389-5649                       |
| <b>DOB:</b>               |                                    |
| <b>Alternate Address:</b> |                                    |
| <b>Phone:</b>             |                                    |

### Final Service:

|                         |   |
|-------------------------|---|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |
| <b>Adult In Charge:</b> | Leather Hyatt                                 |
| <b>Relation:</b>        | CLERK   |
| <b>Date:</b>            | 9/17/12                                       |
| <b>Time:</b>            | 1507  |
| <b>Deputy:</b>          | 5   |
| <b>Mileage:</b>         |   |

### Attorney / Originator:

|   |               |
|---|---------------|
| <b>Name:</b> POWERS, KIRN & JAVARDIAN LLC | <b>Phone:</b> |
|---|---------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2010CV1926

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/12/2012



Document Receipt

---

Trans # 36279 Carrier / service: POST 2PM 9/14/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000016403

Doc Ref #: 123ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 36278 Carrier / service: POST 2PM 9/14/2012

Ship to: 36278

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000016397

Doc Ref #: 123ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 36277 Carrier / service: POST 2PM 9/14/2012

Ship to: 36277

MERS, INC.

2150 NORTH FIRST STREET

Tracking #: 9171924291001000016380

Doc Ref #: 123ED2012

SAN JOSE CA 95131



Document Receipt

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Trans # 36276 Carrier / service: POST 2PM 9/14/2012

Ship to: 36276

MERS, INC.

PO BOX 2026

Tracking #: 9171924291001000016373

Doc Ref #: 123ED2012

FLINT MI 48501

Document Receipt

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Trans # 36283 Carrier / service: POST 2PM 9/14/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016434

Doc Ref #: 123ED2012

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 36282 Carrier / service: POST 2PM 9/14/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000016427

DEPARTMENT 281230

Doc Ref #: 123ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 36280 Carrier / service: POST 2PM 9/14/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000016410

Doc Ref #: 123ED2012

HARRISBURG PA 17105

U.S. BANK, NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, N.A. AS SUCCESSOR  
BY MERGER TO LASALLE BANK,  
N.A., AS TRUSTEE FOR MERRILL  
LYNCH FIRST FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-3

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

IN MORTGAGE FORECLOSURE

No.: 2010-CV-1926

2012-ED-123

Plaintiff

vs.

Joan A. Intintolo

Defendant(s)

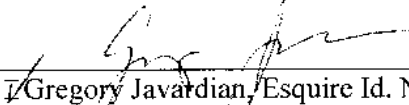
AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Joan A. Intintolo is over 21 years of age, resides at 408 Catherine Street, Bloomsburg, PA 17815;

(b) Plaintiff, U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 150 ALLEGHENY CENTER MALL, PITTSBURGH, PA 15212

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

  
\_\_\_\_\_  
Gregory Javardian, Esquire Id. No. 55669  
Mary F. Kennedy, Esquire Id. No. 77149  
Meghan K. Boyle, Esquire Id. No. 201661  
Sean P. Mays, Esquire Id. No. 307518  
Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

# REAL ESTATE OUTLINE

ED # 123-12

DATE RECEIVED 9-14-12  
DOCKET AND INDEX 9-14-12

## CHECK FOR PROPER INFO.

|                               |          |                 |
|-------------------------------|----------|-----------------|
| WRIT OF EXECUTION             | <u>✓</u> |                 |
| COPY OF DESCRIPTION           | <u>✓</u> |                 |
| WHEREABOUTS OF LKA            | <u>✓</u> |                 |
| NON-MILITARY AFFIDAVIT        | <u>✓</u> |                 |
| NOTICES OF SHERIFF SALE       | <u>✓</u> |                 |
| WAIVER OF WATCHMAN            | <u>✓</u> |                 |
| AFFIDAVIT OF LIENS LIST       | <u>✓</u> |                 |
| CHECK FOR \$1,350.00 OR _____ | <u>✓</u> | CK# <u>1606</u> |

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

|                          |  |                  |
|--------------------------|--|------------------|
| SALE DATE                | <u>Nov 11, 12</u>                      | TIME <u>0900</u> |
| POSTING DATE             | <u>Oct. 10, 12</u>                     |                  |
| ADV. DATES FOR NEWSPAPER | 1 <sup>ST</sup> WEEK <u>Oct. 24</u>    |                  |
|                          | 2 <sup>ND</sup> WEEK <u>31</u>         |                  |
|                          | 3 <sup>RD</sup> WEEK <u>Nov. 7, 12</u> |                  |

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2010CV1926

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 14, 2012**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

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

BEGINNING at an iron pin corner at the east side of the public road leading from Espy to Lightstreet, being the northwest corner of lot now or formerly of Charles Shoemaker, and running thence along the said side of said public road, known as Edgar Avenue, North 26 degrees 15 minutes West, 60 feet to an iron pin corner; thence along the southern line of lot now or formerly of Chester Wintersteen, North 63 degrees 45 minutes East, 200 feet to an iron pin corner; thence along other lands now or formerly of W.K. Creasy, South 26 degrees 15 minutes East, 60 feet to an iron pin corner; and thence along the said line of lot now or formerly of Charles Shoemaker, South 63 degrees 45 minutes West, 200 feet to the iron pin corner and place of BEGINNING.

WHEREON is erected a dwelling house, garage and patio.

BEING THE SAME PREMISES which Dana L. Alberto, single, by Deed dated March 30, 2007 and recorded April 2, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200703255, granted and conveyed unto Joan A. Intintolo.

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING KNOWN AS: 250 Edgar Avenue, Bloomsburg, PA 17815

TAX PARCEL: 31-04A-022-00,000

PROPERTY ADDRESS: 250 EDGAR AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-022

Seized and taken into execution to be sold as the property of JOAN A INTINTOLO in suit of U.S. BANK NATIONAL ASSOCIATION.

---

**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 eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
POWERS, KIRN & JAVARDIAN LLC  
SOUTHAMPTON, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY MERGER  
TO LASALLE BANK, N.A., AS TRUSTEE FOR  
MERRILL LYNCH FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2007-3

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

NO.: 2010-CV-1926

2012-ED-123

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

vs.

Joan A. Intintolo

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 250 Edgar Avenue, Bloomsburg, PA 17815

(See legal description attached.)

|   |                             |
|---|-----------------------------|
| Amount Due  | \$ <u>168,966.57</u>        |
| Interest from 7/27/11 to<br>Date of Sale (\$27.78 per diem) | \$ _____                    |
| Total   | \$ _____ Plus Cost \$ _____ |

as endorsed.

Dated Sept. 14, 2012  
(Seal)

Jami B. Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Notary Public for the Commonwealth of Pennsylvania  
My Comm. Expires on Monday in 2016



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

BEGINNING at an iron pin corner at the east side of the public road leading from Espy to Lightstreet, being the northwest corner of lot now or formerly of Charles Shoemaker, and running thence along the said side of said public road, known as Edgar Avenue, North 26 degrees 15 minutes West, 60 feet to an iron pin corner; thence along the southern line of lot now or formerly of Chester Wintersteen, North 63 degrees 45 minutes East, 200 feet to an iron pin corner; thence along other lands now or formerly of W.K. Creasy, South 26 degrees 15 minutes East, 60 feet to an iron pin corner; and thence along the said line of lot now or formerly of Charles Shoemaker, South 63 degrees 45 minutes West, 200 feet to the iron pin corner and place of BEGINNING.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING KNOWN AS: 250 Edgar Avenue, Bloomsburg, PA 17815

TAX PARCEL: 31-04A-022-00,000

U.S. BANK, NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2010-CV-1926

2012-ED-123

vs.

Joan A. Intintolo

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 250 Edgar Avenue, Bloomsburg, PA 17815:

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

| Name              | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|-------------------|---|
| Joan A. Intintolo | 408 Catherine Street<br>Bloomsburg, PA 17815                                      |

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

|                   |  |
|-------------------|--|
| Joan A. Intintolo | 408 Catherine Street<br>Bloomsburg, PA 17815 |
|-------------------|--|

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

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

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

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

Plaintiff.

|  |                                       |
|--|---------------------------------------|
| MERS, Inc. as nominee for Nationpoint, a Div. of FFFC, an Op. Sub. of MLB&T Co., FSB | P.O. Box 2026<br>Flint, MI 48501-2026 |
|--|---------------------------------------|

|  |   |
|--|---|
| MERS, Inc. as nominee for Nationpoint, a Div. of FFFC, an Op. Sub. of MLB&T Co., FSB | 2150 North First Street<br>San Jose, CA 95131 |
|--|---|

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

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

|                                    |                                      |
|------------------------------------|--------------------------------------|
| Columbia County Domestic Relations | P.O. Box 380<br>Bloomsburg, PA 17815 |
|------------------------------------|--------------------------------------|

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380<br>Bloomsburg, PA 17815 |
|----------------------------------|--------------------------------------|

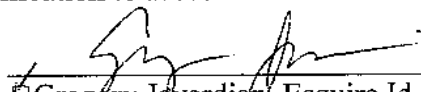
|  |  |
|--|--|
| PA Department of Public Welfare<br>Bureau of Child Support Enforcement | Health and Welfare Building – Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 |
|--|--|

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 | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

|                   |  |
|-------------------|--|
| Tenants/Occupants | 250 Edgar Avenue<br>Bloomsburg, PA 17815 |
|-------------------|--|

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

  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

September 10, 2012

U.S. BANK, NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2010-CV-1926

2012-ED-123

vs.

Joan A. Intintolo

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 250 Edgar Avenue, Bloomsburg, PA 17815:

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

Name

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

Joan A. Intintolo

408 Catherine Street  
Bloomsburg, PA 17815

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

Joan A. Intintolo

408 Catherine Street  
Bloomsburg, PA 17815

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

Name

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

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

Name

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

Plaintiff:

MERS, Inc. as nominee for Nationpoint, a Div.  
of FFFC, an Op. Sub. of MLB&T Co., FSB

P.O. Box 2026  
Flint, MI 48501-2026

MERS, Inc. as nominee for Nationpoint, a Div.  
of FFFC, an Op. Sub. of MLB&T Co., FSB

2150 North First Street  
San Jose, CA 95131

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

| Name  | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|-------|---|
| None. |   |

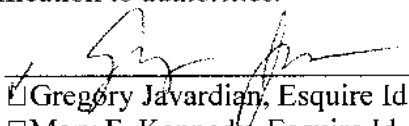
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

| Name   | Last Known Address (if address cannot be reasonably ascertained, please indicate)    |
|--|--|
| Columbia County Domestic Relations                                     | P.O. Box 380<br>Bloomsburg, PA 17815   |
| Columbia County Tax Claim Bureau                                       | P.O. Box 380<br>Bloomsburg, PA 17815   |
| PA Department of Public Welfare<br>Bureau of Child Support Enforcement | Health and Welfare Building – Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 |

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              | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|-------------------|---|
| Tenants/Occupants | 250 Edgar Avenue<br>Bloomsburg, PA 17815  |

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

  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

September 10, 2012

U.S. BANK, NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2010-CV-1926

2012-ED-123

vs.

Joan A. Intintolo

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**ATTORNEY FILE COPY**  
**PLEASE RETURN**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 250 Edgar Avenue, Bloomsburg, PA 17815:

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

Name

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

Joan A. Intintolo

408 Catherine Street  
Bloomsburg, PA 17815

**ATTORNEY FILE COPY**  
**PLEASE RETURN**

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

Joan A. Intintolo

408 Catherine Street  
Bloomsburg, PA 17815

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

Name

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

**ATTORNEY FILE COPY**  
**PLEASE RETURN**

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

Name

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

Plaintiff.

MERS, Inc. as nominee for Nationpoint, a Div.  
of FFFC, an Op. Sub. of MLB&T Co., FSB

P.O. Box 2026  
Flint, MI 48501-2026

MERS, Inc. as nominee for Nationpoint, a Div.  
of FFFC, an Op. Sub. of MLB&T Co., FSB

2150 North First Street  
San Jose, CA 95131

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

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

|                                    |                                      |
|------------------------------------|--------------------------------------|
| Columbia County Domestic Relations | P.O. Box 380<br>Bloomsburg, PA 17815 |
|------------------------------------|--------------------------------------|

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380<br>Bloomsburg, PA 17815 |
|----------------------------------|--------------------------------------|

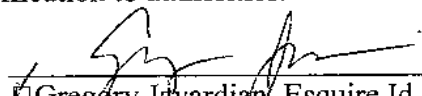
|  |  |
|--|--|
| PA Department of Public Welfare<br>Bureau of Child Support Enforcement | Health and Welfare Building – Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 |
|--|--|

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 | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

|                   |  |
|-------------------|--|
| Tenants/Occupants | 250 Edgar Avenue<br>Bloomsburg, PA 17815 |
|-------------------|--|

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

  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

September 10, 2012

POWERS, KIRN & JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653  
1310 INDUSTRIAL BOULEVARD  
2nd Floor, SUITE 201  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, NATIONAL ASSOCIATION, COURT OF COMMON PLEAS  
AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, N.A. AS SUCCESSOR COLUMBIA COUNTY  
BY MERGER TO LASALLE BANK,  
N.A., AS TRUSTEE FOR MERRILL No.: 2010-CV-1926  
LYNCH FIRST FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE LOAN 2012-ED-123  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-3

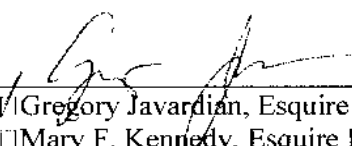
vs.

Joan A. Intintolo

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ( ) FHA
- ( ) Tenant Occupied
- ( ) Vacant
- ( ) Commercial
- ( ) As a result of Complaint in Assumpsit
- (X) Act 91 complied with

  
\_\_\_\_\_  
☒ Gregory Javardian, Esquire Id. No. 55669  
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Attorneys for Plaintiff



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U.S. BANK, NATIONAL ASSOCIATION, COURT OF COMMON PLEAS  
AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, N.A. AS SUCCESSOR COLUMBIA COUNTY  
BY MERGER TO LASALLE BANK,  
N.A., AS TRUSTEE FOR MERRILL No.: 2010-CV-1926  
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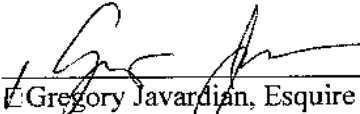
vs.

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Attorneys for Plaintiff

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2nd Floor, SUITE 201  
SOUTHAMPTON, PA 18966  
(215) 942-2090

U.S. BANK, NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO LASALLE BANK, N.A., AS  
TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No.: 2010-CV-1926

2012-ED-123

vs.

Joan A. Intintolo

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

**TO: Joan A. Intintolo  
408 Catherine Street  
Bloomsburg, PA 17815**

Your house (real estate) at 250 Edgar Avenue, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$168,966.57**, obtained by **U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3**, against you.

**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 cancelled 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) 942-2090**.
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) 942-2090.
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 Powers, Kirn & Javardian, LLC at (215) 942-2090.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

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

BEGINNING at an iron pin corner at the east side of the public road leading from Espy to Lightstreet, being the northwest corner of lot now or formerly of Charles Shoemaker, and running thence along the said side of said public road, known as Edgar Avenue, North 26 degrees 15 minutes West, 60 feet to an iron pin corner; thence along the southern line of lot now or formerly of Chester Wintersteen, North 63 degrees 45 minutes East, 200 feet to an iron pin corner; thence along other lands now or formerly of W.K. Creasy, South 26 degrees 15 minutes East, 60 feet to an iron pin corner; and thence along the said line of lot now or formerly of Charles Shoemaker, South 63 degrees 45 minutes West, 200 feet to the iron pin corner and place of BEGINNING.

WHEREON is erected a dwelling house, garage and patio.

BEING THE SAME PREMISES which Dana L. Alberto, single, by Deed dated March 30, 2007 and recorded April 2, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200703255, granted and conveyed unto Joan A. Intintolo.


IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING KNOWN AS: 250 Edgar Avenue, Bloomsburg, PA 17815

TAX PARCEL: 31-04A-022-00,000

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

  
\_\_\_\_\_  
☒ Gregory Javardian, Esquire Id. No. 55669  
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Attorneys for Plaintiff

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF AMERICA,  
N.A. AS SUCCESSOR BY MERGER TO LASALLE  
BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

COURT NO.: 2010-CV-1926

2012-ED-123

**DEFENDANT**

Joan A. Intintolo

**TYPE OF ACTION**

**XX** Notice of Sheriff's Sale

**SERVE AT:**

408 Catherine Street  
Bloomsburg, PA 17815

**SALE DATE:**

PLEASE SERVE DEFENDANT(S) WITH NOTICE OF SHERIFF'S SALE.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_, o'clock \_\_\_\_ M., at \_\_\_\_\_, Commonwealth of Pennsylvania, 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 \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

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

On the \_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_ o'clock \_\_\_\_ M., Defendant NOT FOUND because:

\_\_\_ Moved \_\_\_ Unknown \_\_\_ No Answer \_\_\_ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

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

**ATTORNEY FOR PLAINTIFF**

Powers, Kim & Javardian, LLC  
1310 Industrial Boulevard, Suite 201  
Southampton, PA 18966  
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**

U.S. BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF AMERICA,  
N.A. AS SUCCESSOR BY MERGER TO LASALLE  
BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH  
FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3

**COURT NO.:** 2010-CV-1926

2012-ED-123

**DEFENDANT**

Joan A. Intintolo

**TYPE OF ACTION**

**XX** Notice of Sheriff's Sale

**SERVE AT:**

250 Edgar Avenue  
Bloomsburg, PA 17815

**SALE DATE:**

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_, o'clock \_\_\_\_ M., at \_\_\_\_\_, Commonwealth of Pennsylvania, 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 \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

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

On the \_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_ o'clock \_\_\_\_ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

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

**ATTORNEY FOR PLAINTIFF**  
Powers, Kim & Javardian, LLC  
1310 Industrial Boulevard, Suite 201  
Southampton, PA 18966  
(215) 942-2090

Security features. Details on back.