

SHERIFF'S SALE COST SHEET

US Bank NA vs. Whitman
 NO. 144-10 ED NO. 1053-10 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>68.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>437.50</u>	

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>—</u>
WATER 20	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC.	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID)

1380.00 Def.
\$ 772.50

Refund \$ 577.50

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

October 21, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1
v.
LEMUEL P. WHITMIRE
1211 MILL ST AKA BOX 134 MILL STREET BLOOMSBURG, PA 17815-8979
No.: 2010-CV-1053

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for December 8, 2010 due to the following: Bankruptcy.

Defendants filed a Chapter 13, Bankruptcy Number 5:10-08419, on October 14, 2010.

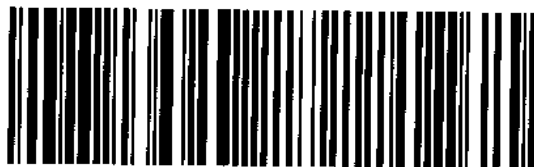
You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

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

Thank you for your cooperation in this matter.

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

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 4653

CONSECO BANK, INC.
2825 E. COTTONWOOD PARKWAY
SALT LAKE CITY UT 84121

144ED2010

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Monday, September 27, 2010

**CONSECO BANK, INC.
2825 E. COTTONWOOD PARKWAY
SALT LAKE CITY, UT 84121-**

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1
VS
LEMUEL P. WHITMIRE**

DOCKET # 144ED2010

JD # 1053JD2010

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

Plaintiff

vs.

LEMUEL P. WHITMIRE

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION

: NO. 2010-CV-1053

: COLUMBIA COUNTY

: 2010-ED-144

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LEMUEL P. WHITMIRE
1211 MILL STREET
AKA BOX 134 MILL STREET
BLOOMSBURG, PA 17815-8979

****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 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979 is scheduled to be sold at the Sheriff's Sale on December 8, 2010 at 9:30 am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$68,502.23 obtained by US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-1053

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1
vs.

LEMUEL P. WHITMIRE

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

(Municipality)

1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979
Parcel No. 31-1B2-021-00,0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$68,502.23

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 9/24/2010

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 144ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

DEFENDANT LEMUEL P. WHITMIRE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT TWP SEWER	MORTGAGE FORECLOSURE
TENNY STREET	
BLOOMSBURG	

SERVED UPON STA Delores Hock

RELATIONSHIP office assistant IDENTIFICATION _____

DATE 10-6-10 TIME 1355 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

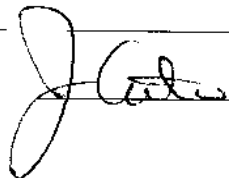
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-6-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 9/24/2010

SERVICE# 9 - OF - 18 SERVICES
DOCKET # 144ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

DEFENDANT LEMUEL P. WHITMIRE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON H. James Hock 15

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 10-05-10 TIME 1:30 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 10-05-10

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6360

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR PRIME 2006-CL1

VS

Docket # 144ED2010

MORTGAGE FORECLOSURE

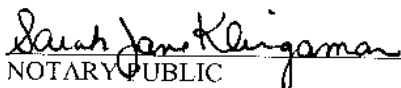
LEMUEL P. WHITMIRE

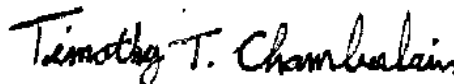
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, OCTOBER 04, 2010, AT 6:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LEMUEL WHITMIRE AT 1211 MILL STREET AKA 134 MILL STREET, BLOOMSBURG BY HANDING TO MARGARET MCHENRY, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, OCTOBER 05, 2010


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
R. TONKINSON
DEPUTY SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 9/24/2010

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 144ED2010

PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

DEFENDANT
ATTORNEY FIRM

LEMUEL P. WHITMIRE
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
LEMUEL WHITMIRE
1211 MILL STREET AKA 134 MILL STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Margaret McHenry

RELATIONSHIP Girlfriend IDENTIFICATION _____

DATE 10-04-10 TIME 1825 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 10-04-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 9/24/2010

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 144ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

DEFENDANT LEMUEL P. WHITMIRE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CENTRAL COLUMBIA SCHOOL DISTRICT
BLUE JAY DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ANNETTE LOWERY

RELATIONSHIP ASST. BUS. ADMIN. IDENTIFICATION _____

DATE 9/24/10 TIME 1420 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) SERVED ON ASST.
BUSINESS ADMIN.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 9/24/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/24/2010

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 144ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

DEFENDANT LEMUEL P. WHITMIRE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON ~~JOSEPH HORNE~~ MAUREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____

DATE 9/27/10 TIME 1355 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) SERVED ON INTAKE
CLERK

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

DEPUTY [Signature] DATE 9/27/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/24/2010

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 144ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

DEFENDANT LEMUEL P. WHITMIRE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB. MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9/27/10 TIME 1335 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) SERVED ON CLERK
AT TAX OFFICER

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

E. J. Carroll

DATE

9/29/10

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

REAL ESTATE TAX CERTIFICATION

Date: 09/27/2010

Fee: \$5.00

Cert. NO: 8774

WHITMIRE LEMUEL P
P O BOX 1134 MILL STREET
LIGHTSTREET PA 17839

District: SCOTT TWP
Deed: 0438 -0869
Location: 1211 MILL ST
Parcel Id:31 -1B2-021-00,000

Assessment: 25,949
Balances as of 09/27/2010

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

By: Timothy T. Chamberlain Per: du.
Sheriff

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 144 OF 2010 ED AND CIVIL WRIT NO. 1053 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Village of Lightstreet, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southern edge of Mill Street, said iron pin being the northeastern corner of lands of H. Clifton and Winifred E. Young and the northwestern corner of lands herein described, THENCE by Mill Street, South 61 degrees 19 minutes 15 seconds East, 124.00 feet to an iron pin; THENCE by lands of Alan H. and Florence C. Dent, South 26 degrees 00 minutes 50 seconds West, 98.00 feet to an iron pin on the northern edge of an alley; THENCE by said alley, North 61 degrees 19 minutes 15 seconds West, 124.00 feet to an iron pin; THENCE by lands of H. Clifton and Winifred E. Young, North 26 degrees 00 minutes 50 seconds East, 98.00 feet to the place of beginning.

CONTAINING .279 of an acre. UPON WHICH IS LOCATED A FRAME DWELLING HOUSE AND OTHER IMPROVEMENTS.

The above description being taken from a survey prepared by L. Wayne Laidacker, P.L.S., dated September 28, 1989.

The aforesaid description contains all the land conveyed to Alan H. Dent and Florence Dent, husband and wife, which they purchased from the Myra M. Dent Estate. Said description is taken from a survey which accurately describes all the land and buildings contained in the abovementioned transfer.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

TITLE TO SAID PREMISES IS VESTED IN Lemuel P. Whitmire, by Deed from Lemuel P. Whitmire and Debora K. Whitmire, h/w, dated 07/22/1996, recorded 09/04/1996 in Book 635, Page 85.

Premises being: 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979

Tax Parcel # 31-1B2-021-00,0000

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Sheetal R. Shah-Jani
1617 JFK Blvd
Philadelphia, PA 19103

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

REAL ESTATE OUTLINE

ED # 1244-10

DATE RECEIVED 1-29-10
DOCKET AND INDEX 9-2-10

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# 11-278

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

SALE DATE Dec. 5, 10 TIME 3:30
POSTING DATE Nov. 3, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 17
2ND WEEK Nov. 24
3RD WEEK Dec. 1

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME

2006-CL1

vs.

LEMUEL P. WHITMIRE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979
(See Legal Description attached)

Amount Due

\$68,502.23

Additional Fees and Costs

\$1,597.00

Interest from 07/30/2010 to Date of Sale

\$_____ and costs.

@ \$11.26 per diem

Tammi B Kline / KPB

(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Dated 9-23-10
(SEAL)

PIIS # 240512

Document Receipt

Trans # 37064 Carrier / service: POST 2PM 9/27/2010

Ship to: 37064

CONSECO BANK, INC.

7360 W. KYRENE ROAD

Tracking #: 9171924291001000004646

Doc Ref #: 144ED2010

TEMPE AZ 85283

Document Receipt

Trans # 37065 Carrier / service: POST 2PM 9/27/2010

Ship to: 37065

CONSECO BANK, INC.

2825 E. COTTONWOOD PARKWAY

Tracking #: 9171924291001000004653

Doc Ref #: 144ED2010

SALT LAKE CITY UT 84121

Document Receipt

Trans # 37066 Carrier / service: POST 2PM 9/27/2010

Ship to: 37066

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000004660

Doc Ref #: 144ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 37067 Carrier / service: POST 2PM 9/27/2010

Ship to: 37067

INTERNAL REVENUE SERVICE
ADVISORY

1000 LIBERTY AVE

Tracking #: 9171924291001000004677

Doc Ref #: 144ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 37068 Carrier / service: POST 2PM 9/27/2010

Ship to: 37068

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT
PO BOX 11754

Tracking #: 9171924291001000004684

Doc Ref #: 144ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 37069 Carrier / service: POST 2PM 9/27/2010

Ship to: 37069

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000004691

Doc Ref #: 144ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 37070 Carrier / service: POST 2PM 9/27/2010

Ship to: 37070

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000004707

Doc Ref #: 144ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 37071 Carrier / service: POST 2PM 9/27/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000004714

Doc Ref #: 144ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 37072 Carrier / service: POST 2PM 9/27/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000004721

Doc Ref #: 144ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 37073 Carrier / service: POST 2PM 9/27/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000004738

Doc Ref #: 144ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 37074 Carrier / service: POST 2PM 9/27/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000004745

Doc Ref #: 144ED2010

PHILADELPHIA PA 19106

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

Attorneys for Plaintiff

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1**
Plaintiff

v.

LEMUEL P. WHITMIRE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-1053**
:
: **COLUMBIA COUNTY**
: *2010-ED-144*

CERTIFICATION

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

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

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

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

Attorneys for Plaintiff

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1**

Plaintiff

v.

LEMUEL P. WHITMIRE

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2010-CV-1053**

:

: **COLUMBIA COUNTY**

:

: *2010 ED-144*

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- () the premises is non-owner occupied
- () the premises is vacant
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By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

☐ Francis S. Hallinan, Esq., Id. No. 62695

☐ Daniel G. Schmieg, Esq., Id. No. 62205

☐ Michele M. Bradford, Esq., Id. No. 69849

☐ Judith T. Romano, Esq., Id. No. 58745

☒ Sheetal R. Shah-Jani, Esq., Id. No. 81760

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☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620

☐ Joshua I. Goldman, Esq., Id. No. 205047

☐ Courtenay R. Dunn, Esq., Id. No. 206779

☐ Andrew C. Bramblett, Esq., Id. No. 208375

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

Attorney for Plaintiff

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No. 2010-CV-1053**

vs.

LEMUEL P. WHITMIRE

: *2010-ED-144*

VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant LEMUEL P. WHITMIRE is over 18 years of age and resides at 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979.

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



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

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

Attorney for Plaintiff

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-1053

vs.

LEMUEL P. WHITMIRE

: 2010-ED-144

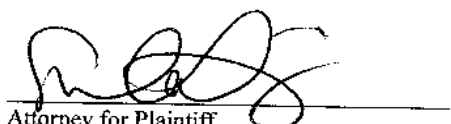
VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant LEMUEL P. WHITMIRE is over 18 years of age and resides at 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979.

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



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

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR PRIME 2006-CL1**

Plaintiff

v.

LEMUEL P. WHITMIRE

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-1053**
:
: **COLUMBIA COUNTY**

PHS # 240512

AFFIDAVIT PURSUANT TO RULE 3129.1

2010 ED-144

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979**.

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

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

LEMUEL P. WHITMIRE

**1211 MILL STREET
AKA BOX 134 MILL STREET
BLOOMSBURG, PA 17815-8979**

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)

**CONSECO BANK, INC.
HID - MORTGAGE RECORDING DEPT.**

**7360 S. KYRENE ROAD, BUILDING 3/T316
TEMPE, AZ 85283**

CONSECO BANK, INC

**2825 E. COTTONWOOD PARKWAY, SUITE #230
SALT LAKE CITY, UT 84121**

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

**1211 MILL STREET
AKA BOX 134 MILL STREET
BLOOMSBURG, PA 17815-8979**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

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

Internal Revenue Service Advisory

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

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

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

**Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division**

**6th Floor, Strawberry Sq., Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
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.

September 20, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Vivek Srivastava, Esq., Id. No. 202331
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- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
PRIME 2006-CL1

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION

Plaintiff :

: NO. 2010-CV-1053

vs.

: COLUMBIA COUNTY

LEMUEL P. WHITMIRE

Defendant(s) :

: 2010 ED 144

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LEMUEL P. WHITMIRE
1211 MILL STREET
AKA BOX 134 MILL STREET
BLOOMSBURG, PA 17815-8979

****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 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979 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 \$68,502.23 obtained by US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

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

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Village of Lightstreet, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southern edge of Mill Street, said iron pin being the northeastern corner of lands of H. Clifton and Winifred E. Young and the northwestern corner of lands herein described,

THENCE by Mill Street, South 61 degrees 19 minutes 15 seconds East, 124.00 feet to an iron pin;

THENCE by lands of Alan H. and Florence C. Dent, South 26 degrees 00 minutes 50 seconds West, 98.00 feet to an iron pin on the northern edge of an alley;

THENCE by said alley, North 61 degrees 19 minutes 15 seconds West, 124.00 feet to an iron pin;

THENCE by lands of H. Clifton and Winifred E. Young, North 26 degrees 00 minutes 50 seconds East, 98.00 feet to the place of beginning.

CONTAINING .279 of an acre. UPON WHICH IS LOCATED A FRAME DWELLING HOUSE AND OTHER IMPROVEMENTS.

The above description being taken from a survey prepared by L. Wayne Laidacker, P.L.S., dated September 28, 1989.

The aforesaid description contains all the land conveyed to Alan H. Dent and Florence Dent, husband and wife, which they purchased from the Myra M. Dent Estate. Said description is taken from a survey which accurately describes all the land and buildings contained in the above-mentioned transfer.

THIS DEED is hereby made subject to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

TITLE TO SAID PREMISES IS VESTED IN Lemuel P. Whitmire, by Deed from Lemuel P. Whitmire and Debora K. Whitmire, h/w, dated 07/22/1996, recorded 09/04/1996 in Book 635, Page 85.

Premises being: 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979

Tax Parcel # 31-1B2-021-00,0000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-1053

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1

vs.

LEMUEL P. WHITMIRE

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

(Municipality)

1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979

Parcel No. 31-1B2-021-00,0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$68,502.23

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Village of Lightstreet, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Premises being: 1211 MILL STREET AKA BOX 134 MILL STREET, BLOOMSBURG, PA 17815-8979

Tax Parcel # 31-1B2-021-00,0000

SHERIFF'S RETURN

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME
2006-CL1

Plaintiff

vs.

LEMUEL P. WHITMIRE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2010-CV-1053 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, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1

Court Number

2010-CV-1053

Defendant

LEMUEL P. WHITMIRE

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

1211 MILL STREET

AKA BOX 134 MILL STREET

BLOOMSBURG, PA 17815-8979

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRIME 2006-CL1	Court Number 2010-CV-1053
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Defendant LEMUEL P. WHITMIRE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
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SERVE



AT

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

LEMUEL P. WHITMIRE

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

1211 MILL STREET

AKA BOX 134 MILL STREET

BLOOMSBURG, PA 17815-8979

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

PLAINTIFF	Court Number
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RETURNED:

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

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1006243

JUR 09/20/2010

DATE	AMOUNT
09/20/2010	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Valid after 180 days

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

Travis S. Hallinan

⑈ 1006243⑈ ⑆036001808⑆36 150866 6⑈