COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Rank NA vs	Draw & mel	1559 Alexander
NO. 43-15 ED	NO. 46-14	JD
DATE/TIME OF SALE:JULY 15, 2015	AT 9:00 AM	
BID PRICE (INCLUDES COST)	s_6401,49_	
POUNDAGE – 2% OF BID	<u>\$ 128,03</u>	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	00
TOTAL AMOUNT NEEDED TO PURCH.	ASE	s 6579,52
PURCHASER(S): Lange Mu	3	,
ADDRESS:		
NAMES(S) ON DEED:		The Management of the Control of the
PURCHASER(S) SIGNATURE(S):		
		-
TOTAL DUE:		\$ 6579,57 \$ 1350,00
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	ΛYS	\$ 5179,52

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S BANK NATIONAL ASSOCIATION

vs.

Defendant

DREW ALEXANDER MELISSA ALEXANDER MELISSA ALEXANDER

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, July 15, 2015

Writ of Execution No.: 2014CV46 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 245-247 PINE STREET, CATAWISSA, PA 17820

Sheriff Costs

	Grand Total:	\$6,401.49
	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs	Total Municipal Costs	\$3,965.39
	Total Mondated Co.	
Delinquent Taxes		\$3,553.54
Sewer		\$411.85
Municipal Costs	Total Sheriff Costs	\$2,369.10
Colonalyo		\$170.00
Surcharge		\$15.00 \$170.00
Notary Fee		\$8.00
Copies		\$25.00
Service Mileage Distribution Form		\$10.00
Service		\$240.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed	·	\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,476.60
Posting Handbill		\$15.00
Mailing Costs		\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale (Newspaper) Advertising Sale Bills & Copies		\$15.00 \$17.50

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



1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax #: 215-567-0072 MELISSA.CONNOR@fedphe.com

MELISSA CONNOR Legal Assistant, Ext. 1342

August 10, 2015

Office of the Sheriff COLUMBIA County Courthouse PO Box 380, W. Main Street Bloomsburg, PA 17815

Re: MELISSA S. ALEXANDER

DREW W. ALEXANDER

245-247 PINE STREET A/K/A, 245 PINE STREET # 247

CATAWISSA, PA 17820-1224

2014-CV-46

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, 8950 CYPRESS WATERS BOULEVARD, COPPELL. TX 75019.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Melissa Connor.

u**f**v yours.

For Phelan Hallinan Diamond & Jones, LLP

REV-183 EX(2-15)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT, 280603

REFUSAL TO RECORD THE DEED.

REALTY TRANSFER TAX STATEMENT OF VALUE

Page	Number

Book Number

State Tax Paid

Date Recorded

RECORDER'S USE ONLY

HARRISBURG, PA 17128-0603	j		m that actions				
Complete each section and file in duplicate with Re (3) a tax exemption is claimed. If more space is needemily relationship or public utility easement. How A. CORRESPONDENT - All inquire	ever, it is recon	en additional sheet mended that a SOV	s. A Statement of Value (5 / accommany all documen		out consid ly exempt	eration, or by gift, of from lax based on	
Name Phelan Hallinan Diamond & Jones, L.I.P						hone Number: 563-7000	
Mailing Address 1617 JFK Boulevard, Suite 1400, One Pen B. TRANSFER DATA	n Center Pla	za	City Philadelphia			ZIP Code 19103	
Date of Acceptance of Document	7	·-·			— –		
Grantor(s)/Lessor(s) Timonthy Chamberlain, Sheriff		none Number:	TRUSTEE FOR	IONAL ASSOCIATION, AS STRUCTURED ADJUSTABLE		hone Number: 549-2000	
	(570)	389-5622	RATE MORTGA MORTGAGE PA CERTIFICATES	AGE LOAN TRUST, ASS-THROUGH 5, SERIES 2006-2			
Mailing Address PO Box 380, W. Main Street			Mailing Address	NATERS BOULEVARD		<u></u>	
City Bloomsburg	State PA	ZIP Code 17815	City COPPELL		State	ZIP Code	
C. REAL ESTATE LOCATION					<u>TX</u>	75019	
Street Address 245-247 PINE STREET A/K/A, 245 PINE 3 247, CATAWISSA, PA 17820-1224	STREET#	City, Townsh BOROUGH	ip, Borough OF CATAWISSA	· · · · · · · · · · · · · · · · · · ·			
COLUMBIA	School E SOUTH		IA AREA S.D.	Tax Parcel Number 08-02-112-00.000			
D. VALUATION DATA							
Was transaction part of an assignment or re 1. Actual Cash Consideration		J Y ⊠ N Consideration –	· · · · · · · · · · · · · · · · · · ·	Tam to			
\$ 6.401.49 (winning bid)	+ -0-	Consideration		3. Total Consideration = \$ 6,401.49			
4. County Assessed Value \$ 23,400.00 E. EXEMPTION DATA - Refer to inst	X 3.60	on Level Ratio F		6. Computed Value = \$84,240.00		· · · · · · · · · · · · · · · · · · ·	
Ia. Amount of Exemption Claimed = \$84,240.00	1b. Perce Estate	ntage of Grantor	's Interest in Real	1b. Percentage of Grantor's Inter	est in Re	al Estate	
·	1	<u> </u>	<u></u>	100%			
2. Check Appropriate Box Below for Exemp Will or intestate succession	ption Claime	i.					
Transfer to a Trust. (Attach complete of Transfer from a trust. Date of transfer	into the trust		(Name of Decedent) ying all beneficiaries.)		Es	tate File Number	
If trust was amended attach a copy of of Transfer between principal and agent/s Transfer to the Commonwealth, the United Condemnation or in lieu of condemnation or in lieu or in lieu or in lieu or in lieu or in	straw party. (A nited States ar nation, attach f a mortgage i ignment) complete cop gc, or division	attach complete a d Instrumentaliti copy of resolution default. y of the prior dea (Attach copy of	ies by gift, declication, and	condemnation or in lieu of condemna	tion.		
Under Penalties of law, I declare that I knowledge and belief, it is true, diffrect Signature of Correspondent or Responsible Party/	and comple	te.	——————————————————————————————————————	Ompanying information, and to	the be	st of my	
	PROPERLY	DIK ATZI ACILIA	PPLICABLE DOCE	MENTATION MAY RESULT IN	THE RE	CORDER'S	

Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103 TD Bank, NA 3-180/360

001563356

DATE 10/30/2015

AMOUNT ****\$5,179.52

PAY FIVE THOUSAND ONE HUNDRED SEVENTY-NINE AND 52 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

KXL [927349] 245-247 PINE STREET A/K/A (2014-CV-46)

Trans-S. William
AUTHORIZED SIGNATURE

""OO 1563356" ""D38OO 1808" 361508666"

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

Jessica Gliwa Legal Assistant

Representing Lenders in Pennsylvania

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

No.: 2014-CV-46

No.:

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND VS. MELISSA S. ALEXANDER, and DREW W. ALEXANDER

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

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

**Property is listed for the 07/15/2015 Sheriff Sale. **

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

Very truly yours.

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallinan.com

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK	NATION	AL ASSO	CIATION,	\mathbf{AS}
TRUSTEE	ON BEHA	ALF OF T	HE SARM	2006-2

TRUST FUND

Plaintiff.

215-563-7000

v.

MELISSA S. ALEXANDER DREW W. ALEXANDER

Defendant(s)

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

No.: 2014-CV-46

No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY

SS:

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

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not

be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

COURT OF COMMON PLEAS U.S. Bank National Association, as Trustee on Behalf of The

Sarm 2006-2 Trust Fund

Plaintiff CIVIL DIVISION

NO.: 2014-CV-46 \mathbf{v} .

Melissa S. Alexander

COLUMBIA COUNTY Drew W. Alexander

Defendant(s)

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224.

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

> Address (if address cannot be reasonably ascertained, Name

please so indicate)

106 Shawnee Road, Bloomsburg, PA 17815-9401 Melissa S. Alexander

106 Shawnee Road, Bloomsburg, PA 17815-9401 Drew W. Alexander

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

> Address (if address cannot be reasonably Name

> > ascertained, please so indicate)

106 Shawnee Road Melissa S. Alexander

Bloomsburg, PA 17815-9401

Drew W. Alexander 106 Shawnee Road

Bloomsburg, PA 17815-9401

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

Address (if address cannot be Name

reasonably ascertained, please indicate)

Susquehanna Valley Medical Specialties 6850 Lows Road, Ste. 325

Bloomsburg, PA 17815

Bureau of Compliance P.O.Box 280948

Harrisburg, PA 17128-0948

700 Sawmill Road Elyssa Goldstein

Suite 102

Bloomsburg, PA 17815

Sara Dunmire 700 Sawmill Road

Suite 102

Bloomsburg, PA 17815

Unifund Cer, LLC C/O Raymond W. Kessler,

36 West Main Street Bloomsburg, PA 17815 Esquire

Unifund Cer, LLC.

10625 Techwoods Circle Cincinnati, OH 45242

Fnb Bank, N.A.

One Penn Square Lancaster, PA 17602

Fub Bank, N.A. C/O Marc A. Hess, Esquire

Henry & Beaver LLP 937 Willow Street, P.O. Box 1140

Lebanon, PA 17042-1140

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Baltimore American Mortgage, Inc.

7484 Candlewood Road

Suites R.J.

Hanover, MD 21076

Baltimore American Mortgage, Inc. C/O Stewart 3910 Kirby Drive, Suite 300 Mortgage Info. Attention: Laniece Lamell

Houston, TX 77098

MERS as Nominee for Baltimore American

Mortgage, Inc.,

PO Box 2026

Flint, M1 48501-2026

MERS, Inc.

1901 E. Voorhees Street, Suite C

Danville, IL 61834

US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-S1

C/O OCWEN Loan Servicing, LLC 1100 Virginia Drive, Suite 175 Fort Washington, PA 19034

Indecomm Global Services

2925 Country Drive st. Paul. MN 55117

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

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

Borough of Catawissa C/O Anthony J.

Mcdonald, Esquire

Bull, Bull & Knecht, LLP 106 Market Street

Bloomsburg Municipal Authority C/O Accounts Recovery Bureau, Inc.

645 Penn Street Fourth Floor Reading, PA 19601

Berwick, PA 18603

The Municipal Authority of The Borough of Catawissa C/O Michael P. Gregorowicz, Esquire

Kreisher & Gregorowicz 401 Market Street

Bloomsburg, PA 17815-1749

The Municipal Authority of The Borough of

Catawissa

19 School House rd Catawissa, PA 17820

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

Address (if address cannot be reasonably ascertained, please indicate) None.

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

be affected by the sale:

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224

MERS, as Nominee for OCWEN Loan Servicing, P.O. Box 2026

LLC

Flint, MI 48501-2026

OCWEN Loan Servicing, LLC

1661 Worthington Road, Ste 100 West Palm Beach, FL 33409-6493

Tenant/occupant

245 Pine Street Catawissa, PA 17820

Tenant/occupant

246 Pine Street

Catawissa, PA 17820

Tenant/occupant

247 Pine Street Catawissa, PA 17820

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

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

Patrick T. O'Connell

14 West Main Street Bloomsburg, PA 17815

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

Date: 7/15/15

Phelan Hallinan Diamond & Jones, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and



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	10 mm a v m	;	***		***			***		3 3 3	***			* * * * *			*			***			***				***		3	Aldei Number	is la Vinnas			
REF. MELISSA S. ALEXARDER (COLUMBIA) PH # 92/349/10/20 Page 1 of 2 43 Pag			CATAWISSA, PA 17820 THE MINICIPAL ATTHEORY OF THE ROROTICH OF CATAWISSA C/O MICHAEL P.	19 SCHOOL HOUSE RD	THE MUNICIPAL AUTHORITY OF THE BOROUGH OF CATAWISSA	BLOOMSBURG, PA 17815	700 SAWMILL ROAD, SUITE 102	SARA DUNMIRE	ST. PAUL, MN 55117	2024 COUNTRY DRIVE	INDECOMM CLORY SEDVICES	1 FRANON BA 17042, 1149	HENRY & BEAVER LLP	FNB BANK, N.A. C/O MARC A. HESS, ESQUIRE	LANCASTER, PA 17602	ONE PENN SQUARE	FNB BANK, N.A.	BLOOMSBURG, PA 17815	700 SAWMILL ROAD, SUITE 102	ELYSSA GOLDSTEIN	HARRISBURG, PA 17128-1)948	P.O. ROY 289948	BUREAU OF COMPLIANCE	BERWICK, PA 18603	106 MARKET STREET	BULL, BULL & KNECHT, LLP	BOROUGH OF CATAWISSA C/O ANTHONY J. MCDONALD, ESQUIRE	READING, PA 19601	645 PENN STREET, FOURTH FLOOR	Name of Addresses, Street, and rost Other Address	No and Street and Bost Office Address	One Fenn Center Maza Philadelphia, PA 19103 AZK/JSG - 07/15/2015 SALE	161 / JFK Boulevard, Suke 1400	Phelan Hallinan Diamond & Jones, LLP
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Form 3877 Facsimile

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Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indomnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$50.00 The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 8900 \$913 and \$921 for limitations of coverage.

200 1361) 000 1361)

Address Name and

Of Sender

Line

Article Number

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CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SI

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES

UNIFUND CCR, LLC. BLOOMSBURG, PA 17815 36 WEST MAIN STREET

CINCINNATI, OH 45242 10625 TECHWOODS CIRCLE

One Penn Center Plaza Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Name of Addressee, Street, and Post Office Address

UNIFUND CCR, LLC C/O RAYMOND W. KESSLER, ESQUIRE

AZK/JSG - 07/15/2015 SALE

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R600t S113 and S921 for limitations of coverage	The maximum indennity payable is \$25,000 for registered mail, sent with optional insurance. See I	piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express M	for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insu-	Total Number of Pieces Pastmaster, Per (Name of The full declaration of value is required on all domestic and international registered mail. The maxin	

RE: MELISSA S. ALEXANDER (COLUMBIA)

PH # 927349/1026 Page 2 of 2

45 Day

FORT WASHINGTON, PA 19034 1100 VIRGINIA DRIVE, SUITE 175 C/O OCWEN LOAN SERVICING, LLC

Form 3877 Facsimile

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Name and	Phejan Hallingo Diagnotic Mag	
Of Sender	One Point Center Plaza	
	Philadelphia, PA 19103 AZK/HLW - 06/10/2015 SALE	
Article Number	Name of Addressee, Street, and Post Office Address	Postage
****	TENANT/OCCUPANT	\$0.47
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	245 PINE STREE' (# 247	•••
	CATAWISSA, PA 17820-1224	
***	BALTIMORE AMERICAN MORTGAGE, INC.	\$0.47
	7484 CANDLEWOOD ROAD	
	SUITES B-J	
	MD 21076	
** ** ** ** **	BALTIMORE AMERICAN MORTGAGE, INC. C/O STEWART MORTGAGE INFO. ATTENTION:	80.47
	LANIECE LAMELL	
	3910 KIRBY DRIVE, SUITE 300	
	HOUSTON, TX 77098	
******	MERS AS NOMINEE FOR BALTIMORE AMERICAN MORTGAGE, INC.,	\$0.47
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	FLINT, MI 48501-2026	
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and the second s	FUNT, MI 48501-2026	90
*****	MERS, INC.	\$0.47
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	DANVILLE, 1L 61834	
*	OCWEN LOAN SERVICING, LLC	\$0.47
	1661 WORTHINGTON ROAD, STE 100	
	WEST PALM BEACH, FL 33409-6493	
참	SUSQUEHANNA VALLEY MEDICAL SPECIALTIES	50.47
	6850 LOWS ROAD, STE. 325	
	BLOOMSBURG, PA 17815	1
****	TENANT/OCCUPAN'T	\$0.47
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	CATAWISSA, PA 17820	
A 5. A. H.	TENANT/OCCUPANT	30,47
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\$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47	PH # 927349/1021 Page 2 of 2 Writ Team \$7.52 The full declaration of value is required on all flumessis and international registered that! The maximum indemnity payable for the reconstruction of nonegetiable documents under Express Mail document reconstruction insurance is \$00,000 per pecuarist under Express Mail document payable on Express Mail merchandise is \$20,000 per pecuarist under Express Mail merchandise is \$20,000 per pecuarist under the maximum indemnity payable on Express Mail merchandise is \$20,000 for registered mail, sent with optional insurance. See Domestic Mail Manual Registerial and \$921 for limitations of geographic.	Total Number of Pieces Fosimasta, Fer (Name of Received at Post Office Receiving Employee)	·	Pages Listed by Sendo
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\$0.47 \$0.47		Melissa S. Alexander	* * * *	<u>-</u>
\$0.47	4	HARRISBURG, PA 17108-1754		•
\$0.47		PO BOX 11754		·— .
\$0.47		228 WALNUT STREET, SUITE 220		.
\$0.47		FEDERAL BUILDING		
\$0.47		U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA		
\$0.47		U.S. DEPARTMENT OF JUSTICE	****	<u>ن</u>
\$0.47	AND	PITTSBURGH, PA 18222		
\$0.47		1000 LIBERTY AVENUE ROOM 704		
22 47		INTERNAL REVENUE SERVICE ADVISORY	***	-
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	5. 59	P.O. BOX 2675		-
		DEPARTMENT OF WELFARE		
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		P.O. BOX 380		
		COLUMBIA COUNTY COURTHOUSE		_
		COLUMBIA COUNTY		
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		247 PINE STREET	7 84	
S. S.		TENANT/OCCUPANT	****	
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esta ro Derreja Ministra			0	Of Sender
enerio gramos eggis en		1617 JFK Boulevard, Suite 1400		Address
200°		Pholan Hallinan Diamond & Jones, LLP	₽ Pι	Name and

Catawissa Water Authority

Borough of Catawissa 19 Schoolhouse Road P. O. Box 54 Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

July 8, 2015

Timothy T. Chamberlain Sheriff of Columbia County P. O. Box 380 Bloomsburg, PA 17815

RE:

U.S. Bank National Assn., as Trustee vs. Melissa S. Alexander, et al Docket # 2014-CV-46, 2015-ED-43

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Drew & Melissa Alexander - 245 & 247 Pine St., Catawissa, PA - \$411,85

The above total is broken down as follows:

01/16/15

Municipal Lien, No. 4 of 2015,
in the Court of Common Pleas of the
26th Judicial District, Columbia Co. Branch
(Not included in the lien amount is a Satisfaction Fee
that will need to be paid on the lien)

Additional penalty on the account since lien was filed

\$ 59.46

\$352.39

TOTAL

\$411.85

Also, the water to this property was turned off in March 2014 and, not knowing if the property was "winterized", there may be damage to the water meter. We estimate the cost to repair/replace the meter at around \$155, depending on what we find when we check the meter.

We understand the property is scheduled for Sheriff's Sale on July 15, 2015.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

Cindy Bachman Superintendent

Catawissa Water Authority

Curdy Bookson

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



Baltimore American Mortgage Inc 3910 Kirby Drive suite 300

Houston

TX 77098

U.S. Bank National Association, as Trustee on Behalf of The

Sarm 2006-2 Trust Fund

COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff

: NO.: 2014-CV-46

vs.

2015-ED-43

Melissa S. Alexander

Drew W. Alexander

: COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Melissa S. Alexander
Drew W. Alexander
106 Shawnee Road
Bloomsburg, PA 17815-9401

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 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224 is scheduled to be sold at the Sheriff's Sale on June 10 2015 at 9.00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$110,164.02 obtained by U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund (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.

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.

Paula J. Ream being duly sworn according to the deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 20, 27, and June 3, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.
na
Sworn and subscribed to before me thisday of
Sworn and subscribed to before me this day of June 20.15
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Beach. Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 MEMBER, PENNSYLVANIA ABSOCIATION OF NOTARIES
And now,, 20, I hereby certify that the advertising and
publication charges amounting to \$for publishing the foregoing notice, and the
fee for this affidavit have been paid in full.
••••••

U.S. Bank National Association, as Trustee on Behalf of The

Sarm 2006-2 Trust Fund

COURT OF COMMON PLEAS

2015-ED-42

CIVIL DIVISION

Plaintiff

NO.: 2014-CV-46

2021 01 10

Melissa S. Alexander Drew W. Alexander COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Melissa S. Alexander Drew W. Alexander 106 Shawnee Road

Bloomsburg, PA 17815-9401

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 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224 is scheduled to be sold at the Sheriff's Sale on 10.205 at 9.00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$110,164.02 obtained by U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund (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

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- 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.

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.

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

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM

2006-2 TRUST FUND v. MELISSA S. ALEXANDER et al.

No.: 2014-CV-46

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

Property is listed for the 07/15/2015 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: MELISSA S. ALEXANDER and DREW W. ALEXANDER

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

CIVIL DIVISION

Plaintiff

: No.: 2014-CV-46

ν.

MELISSA S. ALEXANDER DREW W. ALEXANDER

Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., ld. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

CIVIL DIVISION

Plaintiff

215-563-7000

: No.: 2014-CV-46

٧.

MELISSA S. ALEXANDER DREW W. ALEXANDER

Adam, Davis @ Phelan Hallinan.com

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/10/2015 at 09:00 AM in the above-captioned matter has been continued until 07/15/2015 at 09:00 AM.

Date: 0/29/1/9

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

ON BEHALF OF THE SARM 2006-2 TRUST FUND

Plaintiff

: CIVIL DIVISION

: No.: 2014-CV-46

٧.

MELISSA S. ALEXANDER DREW W. ALEXANDER

Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

MELISSA S. ALEXANDER C/O PATRICK T. O'CONNELL 14 WEST MAIN STREET BLOOMSBURG, PA 17815

DREW W. ALEXANDER C/O PATRICK T. O'CONNELL 14 WEST MAIN STREET BLOOMSBURG, PA 17815

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

CIVIL DIVISION

Plaintiff

: No.: 2014-CV-46

٧.

MELISSA S. ALEXANDER DREW W. ALEXANDER Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

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

Representing Lenders in Pennsylvania

Foreclosure Manager

May 19, 2015

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE

SARM 2006-2 TRUST FUND v.

MELISSA S. ALEXANDER and DREW W. ALEXANDER

245-247 PINE STREET A/K/A 245 PINE STREET # 247CATAWISSA, PA

17820-1224 No.: 2014-CV-46

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 10, 2015 due to the following: Additional Lienholder(s).

The Property is to be relisted for the July 15, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, David Tran for Phelan Hallinan Diamond & Jones, LLP

1617 John F Kennedy Blvd Suite 1400 Philadeiphia, PA 19103 Phone: (215) 563-7000 Fax: (215) 563-8656

Phelan Hallinan Diamond & Jones, LLP



To:	Columbia Count	y Sheriff Offi	ce	From:	David Tran		
Fax:	570-389-5625		<u> </u>	Date:	5/18/2015		
Phone	:			Pages:	1		
Re:	Postpone Sale [ate – PHS 9	27349	CC:			
Ø Urg	ent ☑ For Re	view 🗆	Please Com	ment	🖺 Please Reply	☐ Please Recycle	
•Com	ments:						
Good a	afternoon,						
	tty the sale is set for provide a new sale					sheriff sale for 30 days.	
Defenda	ants:		ER. MELISSA S. ER. DREW W.				
Property	y:	<u>245 PINE</u>	PINE STREET A STREET # 247		C)		
Compla	int Docket #:	2014-CV-	SSA, PA 17820-7 -46	1224			
Should	d you have any qu	estions or co	ncems, please	e feel fre	e to contact me as s	soon as possible.	
Thank	you for you assista	ance in this m	natter.				
Thank	you,				_ 1		arm AM
David	Tran		,	50/0	2 July	15, 2015	1,000
David.t	ran@phelanhallina	an.com	-		/	,	

Phone - 215-320-0007 Ext 31495

David.tran@phelanhallinan.com

Fax - 215-563-8656

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOCIATION EXANDER (et al.)				Number 14CV46
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Serve To:		Final Servi			
Name:	CATAWISSA BOROUGH	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	307 MAIN STREET CATAWISSA, PA 17820	Adult In Charge:	Riger 1	Vus	**************************************
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ttorney / (Originator:				
Vame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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CATAWISSA BOROUGH

20140746

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION Case Number 2014CV46 DREW ALEXANDER (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve Ta: Final Service: Name: **CATAWISSA WATER AUTHORITY** Served: Personally Adult In Charge Posted Other Primary 19 SCHOOLHOUSE ROAD Adult In Address: Charge: CATAWISSA, PA 17820 Relation: Phone: DOB: Alternate 3 Date: Time: Address: Deputy: Phone: Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 17820 2. 3. 4. 5. 6.

CATAWISSA WATER AUTH

SCHOOLHOUSE ROAD, CATAWISSA, PA

NO EXPIRATION

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 215-320-0007

Fax: 215-563-7009

David Blakesley Legal Assistant, Ext. 31608 Representing Lenders in Pennsylvania and New Jersey

May 8, 2015 Office of the Sheriff Columbia County Courthouse

Dear Sir/Madame:

Enclosed is an Acceptance of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

David Blakesley Enclosure

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

Plaintiff

v.

MELISSA S. ALEXANDER DREW W. ALEXANDER

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-46

ENTRY OF APPEARANCE

Please enter my appearance for MELISSA S. ALEXANDER and DREW W. ALEXANDER, the Defendants in the above captioned action.

WIRICK T. OCONNELL, ESQUIRE

ID# 76537

Attorney for Defendants

Date: 4/27/15

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

Plaintiff

1 Iditili

MELISSA S. ALEXANDER DREW W. ALEXANDER

٧.

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-46

ACCEPTANCE OF SERVICE ON BEHALF OF DEFENDANT

I, PATRICK T. O'CONNELL, ESQUIRE hereby accept service of the Notice of Sheriff's Sale on behalf of defendants, MELISSA S. ALEXANDER and DREW W. ALEXANDER, in the above captioned action and certify that I am authorized to do so.

PATRICK T. O'CONNELL, ESQUIRE

ID#<u>76539</u>

Attorney for Defendants

Date: 4/27/15

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 215-320-0007 Fax: 215-563-7009

David Blakesley Legal Assistant, Ext. 31608

Representing Lenders in Pennsylvania and New Jersey

May 8, 2015 Office of the Prothonotary Columbia County Courthouse

Dear Sir/Madame:

Enclosed is an Acceptance of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the sheriff. Thank you for your cooperation.

Sincerely,

David Blakesley Enclosure

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

Plaintiff

v.

MELISSA S. ALEXANDER DREW W. ALEXANDER

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-46

ENTRY OF APPEARANCE

Please enter my appearance for MELISSA S. ALEXANDER and DREW W. ALEXANDER, the Defendants in the above captioned action.

PATRICK T. O'CONNELL, ESQUIRE

ID# 76539

Attorney for Defendants

Date: 4/27/15

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE SARM 2006-2 TRUST FUND

Plaintiff

MELISSA S. ALEXANDER DREW W. ALEXANDER

٧.

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-46

ACCEPTANCE OF SERVICE ON BEHALF OF DEFENDANT

I, PATRICK T. O'CONNELL, ESQUIRE hereby accept service of the Notice of Sheriff's Sale on behalf of defendants, MELISSA S. ALEXANDER and DREW W. ALEXANDER, in the above captioned action and certify that I am authorized to do so.

PATRICK T. O'CONNELL, ESQUIRE

ID#_<u>76539</u>

Attorney for Defendants

Date: 4/27/15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION DREW ALEXANDER (et al.)

Case Number 2014CV46

SHERIFF'S RETURN OF SERVICE

05/05/2015 10:11 AM - DEPUTY MICHAEL BEYER, 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 245-247 PINE STREET, CATAWISSA, PA 17820.

SO ANSWERS.

May 06, 2015

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

SALTH OF PENNSYLYANIA Notarial Seal

Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia Coun

NOTARY

Affirmed and subscribed to before me this

6TH day of

MAY

2015

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

(ii) CountyState Sherift, Telecoott iino

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S BANK NATIONAL ASSOCIATION Case Number 2014CV46 DREW ALEXANDER (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: < Not Specified > Manner: Expires: Warrant: SHERIFF'S SALE BILL Notes: Serve To: Final Service: Personally - Adult In Charge - Rosted - Other Served: Name: (POSTING) Primary 245-247 PINE STREET Adult In Charge: Address: CATAWISSA, PA 17820 Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: PHELAN & HALLINAN LLP 215-563-7000 Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 4. 5. 6.

OST/NG)

014CV46

245-247 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107

43

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION				Number 14CV46	
	EXANDER (et al.) SERVICE CO	N/FD SH	 EET			- ≽
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Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	Expires: DEBTOR'S F	RIGHTS	Warrant:		ALEXANDER, DREW
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Name:	DREW ALEXANDER	Served:	Personally Ad	ult In Charge	Posted · Other	2014CV46
Primary Address:	245- 247 PINE STREET CATAWISSA, PA 17820	Adult In Charge:		te errorea a mansa		¥46
Phone:	DOB : 07/16/1973	Relation:	DEF	entre e e e e e e e e e e e e e e e e e e		
Alternate Address:	106 SHAWNEE ROAD BLOOMSBURG, PA 17815	Date:	5-1-15	Time:	1105	245-
Phone:	570-233-3660	Deputy:	8	Mileage:	A second	245- 247
Attorney / 0	Originator:		_			PINE
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			ESTREET, CATAWISS
Service Att	empts:					ñ U
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	(NATIONAL ASSOCIATION EXANDER (et al.)		Case Number 2014CV46	—
Service De Category: Manner: Notes:	ntails:	Expires: D DEBTOR'S RIGHTS	Zone: 43 Warrant:	ALEXANDER, MELISSA
Serve To: Name: Primary Address: Phone:	MELISSA ALEXANDER 245-247 PINE STREET CATAWISSA, PA 17820 DOB:	Adult In Charge:	Adult in Charge Posted Other WAIEVANDEK 5 BAND	2014CV46
Alternate Address: Phone:	106 SHAWNEE ROAD BLOOMSBURG, PA 17815 - 576-233- 3660	Date: 5-1-1 Deputy:	Mileage:	245-247
Attorney / (Name:	PHELAN & HALLINAN LLP	Phone: 215-563-700	00	PINE S
a. Meren (4-20-15 4-21-15 4-22- 1.00 09:48 11:55 4 4 4 simple Notes: 15 40 Voicemall is fall. Soule w/ Daew STATED he would ralled back.	083.5	Cable to Meet	TREET, CATAWISSA, PA 17820 N
4. 4-22-15 5. 4-23-7 6.	5 Not home. 15 > Voice Mail full 4	28 4/29		NO EXPIRA?

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380 Bloomsburg PA 17815



Baltimore American Mortgage Inc. 7484 Candlewood Road

Suite B-J

Hanover

MD 21076

U.S. Bank National Association, as Trustee on Behalf of The

Sarm 2006-2 Trust Fund

COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff:

NO.: 2014-CV-46

vs.

2015-ED-43

: COLUMBIA County

.

Melissa S. Alexander Drew W. Alexander

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Melissa S. Alexander
Drew W. Alexander
106 Shawnee Road
Bloomsburg, PA 17815-9401

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.

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.

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.

/4h

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK vs.	NATIONAL ASSOCIATION		Case Number
	EXANDER (et al.)		2014CV46
	SERVICE (OVER SHEET	
Service De	tails:		
Category:	Real Estate Sale - Sale Notice		Zone: 43
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	Marine a separation of	er sonder. De state de la companya d La companya de la companya del la companya de la companya del la companya de la companya del la companya de la companya de la companya del la companya de la companya del la companya del la companya de la companya del la companya de
		<i>f</i>	i
	245 247 Pine Street C	Houses / Vacant	Roperty
Serve To:		Final Service:	
Name:	OCCUPANT	· · · · · · · · · · · · · · · · · · ·	Adult In Charge (Posted Other
Primary Address:	245- 247 PINE STREET CATAWISSA, PA 17820	Adult In Charge:	किर्मि 💮
Phone:	DOB:	Relation:	The second secon
Alternate Address:	Controller in the first consequence of the transfer states of the consequence of the cons	Date: 11-70-15	Time: 1:30 pm
Phone:	The state of the s	Deputy: 4	Mileage:
Attorney / (Priginator:		
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-700	0
Service Att	empts:		
Date:			The same of the sa
Time:		or all after the district of the second seco	
Mileage:	Annual Control of the	And the second of the second o	The state of the s
Deputy:		American de la contraction de	And distribution of the Principle And Andrews Company
Service Att	empt Notes:	Account to the second s	CANADA CONTRACTOR CONT
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2.			· · · · · · · · · · · · · · · · · · ·
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014CV46

245- 247 PINE STREET, CATAWISSA, PA 17820

NO EXPIR

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

DATE: 17-APR-15

FEE: \$5.00

CERT. NO21595

ALEXANDER DREW W & MELISSA S

106 SHAWNEE RD BLOOMSBURG PA 17815

DISTRICT: CATAWISSA BORO DEED 20051-3103 LOCATION: 245 247 PINE ST CATAWISSA PARCEL: 08 -02 -112-00,000

YEAR	BILL ROLL	TUNOMA	INTEREST	NG TO COSTS	TAL AMOUNT DUE
2012 2013	PRIM PRIM	1,790.08 1,584.48	28.45 30.53	0.00 115.00	1,818.53 1,730.01
TOTAL	. DUE •		 		\$3,548.54

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2014

REQUESTED BY: CULUASCA COUNTY SHEREFF

SHERCFF 08-02-112-09,000

U.S. Bank National Association, as Trustee on Behalf of The

Sarm 2006-2 Trust Fund

: COURT OF COMMON PLEAS

Plaintiff:

VS.

: NO.: 2014-CV-46
: DOIS-ED-43
: COLUMBIA County M Bun Mantos

FAGS

Melissa S. Alexander Drew W. Alexander

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Melissa S. Alexander Drew W. Alexander 106 Shawnee Road Bloomsburg, PA 17815-9401

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 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224 is scheduled to be sold at the Sheriff's Sale on June 10 2015 at 9:00 Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$110,164.02 obtained by U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund (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.

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION EXANDER (et al.)				Number 4CV46	_
	SERVICE CO	OVER SH	 E ET	·		- 5
Service De	talls:			*		Š
Category:	Real Estate Sale - Sale Notice			Zone:	4.3	ି <u>୮</u>
Manner:	< Not Specified >	Expires:	The second secon	Warrant;	7.2	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	-	RIGHTS			
Serve To:		Final Serv	ice:			20
Name:	SUSQUEHANNA VALLEY MEDICAL SPECIA	Served:	Personally A	duit in Charge	Posted · Other	20140440
Primary Address:	6850 LOWS ROAD THE STANLEY CENTER SUITE 325, PA 17815	Adult In Charge:	Milian	K Bauth	·~·	V46
Phone:	DOB:	Relation:	m	anager		ă
Alternate Address:		Date:	4-15-15	Time:	10:59	PANOT DODG
Phone:	An exercise to the control of the management of the control of the	Deputy:	4	Mileage:		
Attorney / C	Originator:					XOAU,
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		ore the second of the second o	, , , ,
Service Atte	empts:					
Date:						STANLEY
Time:					***************************************	İΤ
Mileage:	A CONTRACTOR OF THE PROPERTY O	Announced		1		CE
Deputy:			nnnnnuum market kannnnuum			<u></u>
Service Atte	empt Notes:		eraninal Europe			بر <u>ن</u>
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2.						NTER, SUITE 325, P
3.						, TO
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SUSQUEHANNA VALLEY N

PRESS * ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152

Proof of Ad 04/15/15

Ad ID:

Description:

1031521

Run Dates:

Melissa & Drew Alexander 05/20/15 to 06/03/15

Class:

Agate Lines: Blind Box:

270

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost

\$1,476.60

Inserts

Amount Paid

\$0.00

Publication

Start

Stop

Cost

Press Enterprise

05/20/15/06/03/15

\$1,476.60

SHERIFF'S SALE

By Virtue of a Writt of Execution (Mortgage Foredocure)

No. 2014CV45

Issued out of the Court of Common Pleas of Columbia County, Perceyvirus and to mail directed. I will expose the following described by mylety of public sale at the Columbia County Courthness in the lown of Bloomsburg, County of Columbia, Commonwealth of Perceyvirus and

Pennsyvania on:
WEDNESDAY, JUNE 10, 2015
AT 9:00 O'CLOCK A.M.
AT 9:00 O'CLOCK A.M.
AT parties in interest aim delimants are further muli of that a proposed schedule of all-inhalium will be on the in this Sheriffs Office in later main trany (Shi) days after the data of the sale of any property skin Premunder, and distribution of the proceeds will be make in accordance with the schedule from 1(0) days after said fling, unless exceptions are first with the Sheriffs Office prior threetu

ALL THAT CERTAIN tract of land situate in the Borough of Catavissa. Columbia Courts,
Pureyolver up Jour and and tiescribes as follows:
BLING costs of Los Nos. 79 and 80 in the pain of each town on which is procted a two stamp farmer harding and to housed on the 30 oth by Pire Street 15-5/oe; [65] feet, on the Last by remainder of Lut No. 79. and Purplied History feet [135]/feet, more or less, or the More by Market Machine of Lut Williams (a) in the More by Market Machine of Lut Williams (a) in the More by Market Machine of Lut Williams (b) in the More by Market Machine of Lut Williams (b) in the More by Market Machine of Lut Williams (b) in the Market Ma

PROPERTY ADDRESS; 245-247 PINE STREET, CATAVISSA, PA 17820

UPL/ TAX PARCEL NUMBER, 08-02-112-000000

Sexed and lawn into execution to be soid as the property of DRRW ALFXANDER, MEUSSA ALEXANDER, MRUSSA ALFXANDER in suit of U.S BANK NATIONAL ASSO

CIATION
TURMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ton (10%) per-THIMS OF SALE MINIMUM PAYMENT AT TIME OF SALE. The greater of ton (10%) be sent in (10%) be provided in the process of the between coasts (committee of sale in RPMAINMAN payment is in the process of th

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Permisylvania

Attorney for the Plaint III. PHELAN & HALLINAN LLP PHII ADELPHIA, PA 215 563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV46

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, JUNE 10, 2015 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 tract of land situate in the Borough of Catawissa, Columbia County,

Pennsylvania, bounded and described as follows:

BEING parts of Lots Nos. 79 and 80 in the plan of said town on which is erected a two-story frame building and lot bounded on the South by Pine Street fifty-five (55) feet; on the East by remainder of Lot No. 79, one hundred thirty-five (135) feet, more or less; on the North by the old Roberts line, fifty-five (55) feet; and on the West by remainder of Lot No. 80, one hundred thirty-five (135) feet, more or less, being all of Lot No. 80 except a strip six (6) feet wide along the East side.

TITLE TO SAID PREMISES IS VESTED IN Drew W. Alexander and Melissa A. Alexander, husband and wife by Deed dated 11/18/2005 from William A. Frey and Julie Frey, husband and wife, recorded 11/30/2005.

Tax Parcel: 08-02-112-00.000

Premises Being: 245-247 Pine Street a/kJa, 245 Pine Street # 247, Catawissa, PA 17820-1224

PROPERTY ADDRESS: 245-247 PINE STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-112-00.000

Seized and taken into execution to be sold as the property of DREW ALEXANDER, MELISSA ALEXANDER, MELISSA ALEXANDER 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 failts 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 agiainst 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 conneciton 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: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa R C P 3180-3183 and Pula 3257

ra.R.C.P.	STOR-STOS AUU KRIE ST	<i>(</i> 3 <i>/</i>
U.S. Bank National Association, as Trustee on Behal	f of The Sarm	COURT OF COMMON PLEAS
2006-2 Trust Fund		CIVIL DIVISION
vs.		NO.: <u>2014-CV-46</u>
Melissa S. Alexander	J	2015-ED-43
Drew W. Alexander		COLUMBIA COUNTY
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: 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224 (See Legal Description attached)

Amount Due Interest from 02/25/2015 to Date of Sale @ \$18.11 per diem

\$110,164.02 \$_____ and costs.

Dated $04 \cdot 13.15$ (SEAL)

PH # 927349

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

(Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

Print Your Documents

mont	Receipt

Trans# 5126 Carrier / service: USPS Server First-Class Maik® 4/15/2015 12:00:00 AM Ship to:

OCWEN Loan Servicing

1661 Worthington road

Suite 100

Tracking #:

71901140006000051191

Doc Ref#: 2015ED43 Postage

5.1300

West Palm Beach FL 33409

U.S. Bank National Association, as Trustee on Behalf of The : COURT OF COMMON PLEAS

Sarm 2006-2 Trust Fund

Plaintiff : CIVIL DIVISION

:

v. : NO.: <u>2014-CV-46</u>

.

Melissa S. Alexander : 20:5-ED-43
Drew W. Alexander : COLUMBIA COUNTY

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Melissa S. Alexander 106 Shawnee Road

Bloomsburg, PA 17815-9401

Drew W. Alexander 106 Shawnee Road

Bloomsburg, PA 17815-9401

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

Melissa S. Alexander 106 Shawnee Road

Bloomsburg, PA 17815-9401

Drew W. Alexander 106 Shawnee Road

Bloomsburg, PA 17815-9401

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)

Susquehanna Valley Medical Specialties

6850 Lows Road, Ste. 325 Bloomsburg, PA 17815

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

Baltimore American Mortgage, Inc. 7484 Candlewood Road

Suites B-J

Hanover, MD 21076

Baltimore American Mortgage, Inc.

C/O Stewart Mortgage Info. Attention: Laniece Lamell 3910 Kirby Drive, Suite 300

Houston, TX 77098

MERS as Nominee for Baltimore American

Mortgage, Inc.,

PO Box 2026

Flint, MI 48501-2026

MERS, Inc.

As of 12/6/10, 1901 E. Voorhees Street, Suite C Formerly 3300 Sw 34th Ave, Ste 101 Ocala FL

34474

Danville, IL 61834

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

he affected by the sale:

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224

MERS, as Nominee for OCWEN Loan Servicing, P.O. Box 2026

LLC

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

OCWEN Loan Servicing, LLC

1661 Worthington Road, Ste 100 West Palm Beach, FL 33409-6493

Tenant/occupant

245 Pine Street Catawissa, PA 17820

Tenant/occupant

246 Pine Street Catawissa, PA 17820

Tenant/occupant

247 Pine Street Catawissa, PA 17820

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

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

Melissa S. Alexander Drew W. Alexander c/o Patrick T. O'Connell, Esq.

14 West Main Street Bloomsburg, PA 17815

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

Date: 4/10/65

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

/5)^U

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION EXANDER (et al.)				Number 4CV46	
	SERVICE (COVER SH	EET			_ o
Service De Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >			Zone:	43	O'CONNELL, P
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	Expires: ND DEBTOR'S R	NGHTS	Warrant:		PATRICK
Serve To:		Final Servi	process a construction of the fact of the			201
Name: Primary Address:	PATRICK O'CONNELL 14 WEST MAIN STREET BLOOMSBURG, PA 17815	Served: Adult In Charge:	Personally Adu		Posted · Other	2014CV46
Phone:	570-380-1280 DOB:	Relation:	LEGAL S	sec resak	4	v ii
Alternate Address:	BLOOMSBORD PA	Date:	4/14/15	Time:	1242	14 WEST
Phone:	Broamsbard (1/4)	Deputy:	5	Mileage:		STM
Attorney / Name:	Originator: PHELAN & HALLINAN LLP	Phone:	215-563-7000			MAIN STRE
Service Atl Date:	fempts:					四。
Time: Mileage: Deputy:				-		BLOOMSBURG,
Service Att	tempt Notes:					ଜ PA
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3.		.	<u> </u>			. <u>Z</u>
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCI	ATION				e Number 114CV46	-
		SERVIC	E COVER SHE		. <u>-</u>		00
Service De	italis:					· ·	Z
Category:	Real Estate Sale -	Sale Notice	The second of th		Zone:	43	₹
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Serve To:			Final Servi	ce:			
Name:	Columbia County	Tax Office	Served:	Personally (Ac	dult In Charge	Posted Other	2014CV46
Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult in Charge:	SHERM	EVANS		V46
Phone:	570-389-5649	DOB:	Relation:	CLEAK		economic to the real section of the	
Alternate Address:		erakkeen (1900-1909), assault ta wasan	Date:	4/14/15	Time:	1225	_
Phone:	Action of the state of the stat	annenn en sins - Lilians en en Lilians	Deputy:	5	Mileage:	And the second s	POBC
Attorney /	Originator:	N. Carlotte					BOX 380,
Name:	PHELAN & HALLIN	AN LLP	Phone:	215-563-7000	Mariana da		
Service At	tempts;						BLOOMSBURG,
Date:					Property of the second		SWC
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Deputy:		A THE STATE OF THE					PA
Service At	tempt Notes:		300	Annual Control of the			A 17815
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION EXANDER (et al.)				Number 14CV46	
	SERVICE CO	OVER SH	 EET	<u> </u>		
Service De						
Category:	er av terminner i verte i verminner med er er produktioner søtabet helder, kom kom ken er er geleggigte beleg De sen er er er er er men er men er			Zone:	43	
Manner:	< Not Specified >	Expires:	Commission of the commission o	Warrant:	Samuel A. C. Control of the Control	
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Name:	Domestic Relations Office of Columbia Cou	Served:	tit taabaakun in as uk ithi kubabhaga	Adult In Charge	Posted · Other	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:		Richende	a and the second and a second and	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Jenh	`Ţ	en e	
Alternate Address:	The second secon	Date:	4-14-15	Time:	13,35	
Phone:		Deputy:	5	Mileage:	And the second s	
Attorney / (Originator:					
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-700	0		
Service Att	empts:					
Date:	And the second s		The second se	**************************************		
Time:	**************************************					
Mileage:	TOTAL TOTAL COLOR OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY OF THE PR					
Deputy:	TO A DECEMBER OF THE PROPERTY					
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2014CV46

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

REAL ESTATE OUTLINE

ED#2015 ED 43

DATE RECEIVED 4-13-2	015	
DOCKET AND INDEX 2014	1 CV 46	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	_ X	
COPY OF DESCRIPTION	$\overline{\chi}$	
WHEREABOUTS OF LKA	X	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE	<u></u>	
WAIVER OF WATCHMAN		
AFFIDAVIT OF LIENS LIST	<u> </u>	
CHECK FOR \$1,350.00 OR	<u>~</u>	CK# 001499213
**IF ANY OF ABOVE IS MISSING	G DO NOT PRO	
SALE DATE	June 10h	TIME 9:00
POSTING DATE		
ADV. DATES FOR NEWSPAPER	I ST WEEK	
	2 ND WEEK	
	3 RD WEEK	
		<u>-</u>

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam, Davis@PhelanHallinan.com 215-563-7000 Attorneys for Plaintiff

COURT OF COMMON PLEAS

U.S. Bank National Association, as Trustee on Behalf of The Sarm

2006-2 Trust Fund

Plaintiff : CIVIL DIVISION

:

: NO.: <u>2014-CV-46</u>

Melissa S. Alexander

Drew W. Alexander

COLUMBIA County

Defendant(s)

CERTIFICATION

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

- () the mortgage is an FHA Mortgage
 () the premises is non-owner occupied
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: My Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000 Attorney for Plaintiff

U.S. Bank National Association, as Trustee on Behalf of The Sarm

2006-2 Trust Fund

COLUMBIA County

COURT OF COMMON PLEAS

:

vs. : CIVIL DIVISION

:

:

: NO.: 2014-CV-46

Melissa S. Alexander Drew W. Alexander

2015-FD-43

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 Melissa S. Alexander is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant Drew W. Alexander's Social Security Number is not available because he is not the borrower on the loan, and thus, we are unable to determine whether or not Drew W. Alexander is in military service.
- (c) that defendant Melissa S. Alexander is over 18 years of age and resides at 106 Shawnee Road, Bloomsburg, PA 17815-9401.
- (d) that defendant Drew W. Alexander is over 18 years of age and resides at 106 Shawnee Road, Bloomsburg, PA 17815-9401.

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

Phelan Hallinan Diamond & Jones, LLP Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorneys for Plaintiff

U.S. F	Bank	National	l Association.	as Trustee	on Behal	lf of The Sarm
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2006-2 Trust Fund

v.

Plaintiff

Melissa S. Alexander Drew W. Alexander

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-46

2015-ED-43

COLUMBIA County

CERTIFICATION

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

- the mortgage is an FHA Mortgage
- the premises is non-owner occupied ()
- the premises is vacant (X)
- Act 91 procedures have been fulfilled
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Phelan Hallinan Diamond & Jones, LLP Adam H. Davis, Esq., Id. No.203034

anthe

Attorney for Plaintiff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE			case type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET			s. Do not detach any copies.
This con	<u> Exp</u>	iration date	77.
Plaintiff U.S. Bank National Association, as Trustee on Behalf of The Sarn	2006 2 Tenet Ene	d No.: <u>2014-CV</u>	
			2015-ED-43
Defendant Meligra S. Alamandan		Type or Writ	
Melissa S. Alexander Drew W. Alexander		EXECUTE	ON/NOTICE OF SALE
SERVE / NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTI	ON OF PROPERTY TO	BE LEVIED, ATTACHED OR SALE,
DREW W. ALEXANDER			
AT ADDRESS (Street or RPD, Apartment No., City, Boro, Twp., State and 106 SHAWNEE ROAD, BLOOMSBURG, PA 17			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SEE	RVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.	DA 1 1 1 1 1 1 1	al du lare e	DAM &
NOW,, 20, I, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	, PA do hereby deputia	te the Sheriff of	
	Sheriff of COLU	JMBIA County, Penna	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN	Any denuty sheriff lev	Wing Bron or altaching any
property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or specific to any plaint	f whomever is found in	possession, after notif	lying person of levy or
sheriff's sale thereof.		ioni de l'alla d	or any such property before
Signature of Attorney or other Originator requestion service on behalf of XX Plain	niff Tel	ephone Number	Date
Def	endant	•	4/10/15
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	ard, Suite 1400 (21	.5)563-7000	111010
SPACE BELOW FOR USE OF SHERIFI	FONLY — DO	NOT WRITE F	BELOW THIS LINE
PLAINTIFF		Court Number	
INCIDENTAL INVESTIGATION OF THE PROPERTY OF TH			
RETURNED:	eo weirene		18.
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. She	riff	Date
oj'20			
			- I
1	Signature of Sheriff		Date
	Signature of Sheriff		Date

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

BEING parts of Lots Nos. 79 and 80 in the plan of said town on which is erected a two-story frame building and lot bounded on the South by Pine Street fifty-five (55) feet; on the East by remainder of Lot No. 79, one hundred thirty-five (135) feet, more or less; on the North by the old Roberts line, fifty-five (55) feet; and on the West by remainder of Lot No. 80, one hundred thirty-five (135) feet, more or less, being all of Lot No. 80 except a strip six (6) feet wide along the East side.

TITLE TO SAID PREMISES IS VESTED IN Drew W. Alexander and Melissa A. Alexander, husband and wife by Deed dated 11/18/2005 from William A. Frey and Julie Frey, husband and wife, recorded 11/30/2005.

Tax Parcel: 08-02-112-00.000

Premises Being: 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-46 2015-ED-43

U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund

Melissa S. Alexander Drew W. Alexander

owner(s) of property situate in CATAWISSA BOROUGH, COLUMBIA County, Pennsylvania, being

<u>245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224</u> <u>Parcel No. 08-02-112-00.000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$110,164.02

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

No.: 2014-CV-46 2015-ED-43

Melissa S. Alexander Drew W. Alexander

VS.

NOW,	County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.	County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.	County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.	
Defendants alleged address is	
	Shoriff Calambia Canada Barrell
	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	
Sworn and Subscribed before me	So Answers,
this	
day of	
	BY:
Notary Public	Sheriff
	20 See return endorsed hereon by Sheriff of
	County, Pennsylvania, and made a part of this
return	
	So Answers,
	Sheriff

SHERIFF'S DEPARTMENT

PROCESS RECEIPT and AFFIDAVIT OF RETURN Plaintiff U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund Defendant Melissa S. Alexander Drew W. Alexander SERVE ADDRESS (Street or RPD, Apartment No., City. Born, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 SPECIAL INSTRUCTIONS OR O'THER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE. PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE. NOW, 20, 1, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of County, to execute the within and make return thereof according to law.
Defendant Melissa S. Alexander Drew W. Alexander SERVE AT ADDRESS (Street or RFD, Apartment No., City. Born, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 SPECIAL INSTRUCTIONS OR OFFIER 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
Defendant Melissa S. Alexander Drew W. Alexander SERVE AT ADDRESS (Street or RFD, Apartment No., City. Born, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 SPECIAL INSTRUCTIONS OR OFFIER 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
Melissa S. Alexander Drew W. Alexander 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. Boru, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 SPECIAL INSTRUCTIONS OR O'THER 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
Drew W. Alexander SERVE AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RPD, Apartment No., City. Born, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 SPECIAL INSTRUCTIONS OR O'PHER 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
SERVE AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RPD, Apartment No., City. Born, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 SPECIAL INSTRUCTIONS OR O'FHER 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
ADDRESS (Street or RFD, Apartment No., City. Boru, Twp., State and Zip Code) 245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 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
245-247 Pine Street a/k/a 245 Pine Street # 247 Catawissa, PA 17820-1224 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
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE. NOW
NOW
NOW
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 Telephone Number Date
ADBRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE
PLAINTIFF Court Number
RETURNED:
AFFIRMED and subscribed to before me this
Signature of Dep. Sheriff
of
of20 Signature of Sheriff Date
Signature of Sheriff Date

SHERIFF'S DEPARTMENT

	SHERIFF SERVIC			INSTRUC	CTIONS: Please 1	type or print legibly, insuring
	PROCESS RECEIPT and AFFIDAV	VII OF R	ETURN	readability of all copies. Do not detach any copies.		
Plaintilf		·		Expiration		
U.S. Bank N	ational Association, as Trustee on Behali	f of The Sa	rm 2006-2 Trus	st Fund	No.: <u>2014-CV-46</u>	2015-ED-43
Defendant Melissa S. A Drew W. Ale			· · · · · · · · · · · · · · · · · · ·		Type or Writ of Cor	nplaint NOTICE OF SALE
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORAT MELISSA S. ALEXANDER	FION, ETC., TO) SERVICE OR DES	CRIPTION OF	PROPERTY TO BE LE	VIED, ATTACHED OR SALE.
AT'	ADDRESS (Street or RFD, Apartment No., City, Bon 106 SHAWNEE ROAD, BLOOMSB	J. Twp., State at URG. PA 1	nd Zip Code) 7815	<u> </u>		
SPECIAL INST	RUCTIONS OR OTHER INFORMATION THAT			G SERVICE		
SERVE DEI	FENDANT WITH THE NOTICE OF S					
NOW,		UMBIA Cour	ty. PA do hereby o	deputize the S	Sheriff of	
	-		Sheriff of	COLUMBIA	County, Penna.	<u> </u>
proporty un	LY APPLICABLE ON WRIT OF EXECUTION: ider within writ may leave same without a watching without liability on the part of such deputy or sherile thereof.	an in customy	R OF WATCHMA	N — Any de	puty sheriff levying υ	45.5
ADDRESS: On	orney or other Originator requesting service on behave e Penn Center at Suburban Station, 1617 John F. Kiladelphia, PA 19103-1814	D ennedy Bould	cfendant evard, Suite 1400	Telephone (215)563	3-7000	Date 4/10/15
	SPACE BELOW FOR USE OF	SHERI	F ONLY —	DO NOT	WRITE BELO	W THIS LINE
PLAINTIFF		<u> </u>			Court Number	
	-		,		<u>-</u> -	
RETURNED:						
AFFIRMED and	subscribed to before me this	day	SO ANSWERS Signature of Dep	. Sheriff	<u> </u>	Date
of	- <u> </u>	20				
			Signature of She	riff		Date
		<u>.</u>	Sheriff of	_	<u> </u>	

Descri	 Receipt

Trans#	5125	Carrier / service:	USPS Server	First-Class Mail®	4/15/2015 12:00:00 AM
Ship to:					
MERS Inc.					
PO BOX 2	026		Tracking	#: 7190114000600	00051184
			Doc Ref	#: 2015ED43	
			Postage	5.1300	
Flint	MI	48501	•		

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Document Receipt

Trans # 5124 Carrier / service: USPS Server First-Class Mail® 4/15/2015 12:00:00 AM

Ship to:

Baltimore American Mortgage Inc.

3910 Kirby Drive suite 300 Fracking #: 71901140006000051177

Doc Ref #: 2015ED43

Postage 5.1300

Houston TX 77098

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Document Receipt

Trans # 5123 Carrier / service: USPS Server First-Class Mail® 4/15/2015 12:00:00 AM

Ship to:

Baltimore American Mortgage Inc

7484 Candlewood Road

Suite B-J

Tracking #: 71901140006000051160

Doc Ref#: 2015ED43 Postage 5.1300

Hanover MD 21076

	Photo and a second
Document	Receipt

Trans # 5116 Carrier / service. USPS Server First-Class Mail® 4/15/2015 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVIÇE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000051092

Doc Ref #: 2015ED43 Postage 5.1300

PHILADELPHIA PA 19106

Needs Cent Mail

43

Print Your Documents Page 1 of 1

71901140006000051085

Document Receipt

Trans# 5115 Carrier / service USPS Server First-Class Mail® 4/15/2015 12:00:00 AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET 5TH FLOOR Tracking #

Doc Ref # ROBERTINIC, NIX FEDERAL BUILDING 2015ED43 5,1300 Postage

PH:LADELPHIA PA 19107

Document.	

Trans # 5114 Carrier / service: USPS Server First-Class Mail® 4/15/2015 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000051078

Doc Ref #: 2015ED43 Postage 5.1300

Postage 5.130 HARRISBURG PA 17105

43

Print Your Documents Page 1 of 1

Document Receipt

Trans # 5113 Carrier / service: USPS Server First-Class Mail® 4/15/2015 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000051061

Doc Ref #: 2015ED43

Postage 5 1300

HARRISBURG PA 17128

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Melissa S.

DATE 2/20/2015

DATE 2/20/2015

CHECK# 001499213

CHECK # 001499213

VENDOR SCOLU

VENDOR SCOLU

Alexander, Drew W. Alexander at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further

Sheriff of Columbia County

Sheriff of Columbia County

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER#	NET AMOUNT
927349	2/20/2015	1,350.00	0.00	001441010	1,350.00
'AN [927349] 245-24'	7 PINE STREET A/K/A (201	4-CV-46)			
TOTAL		1,350.00	0.00		1,350.0

PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER#	NET AMOUNT
27349 NN 19273491 245-247	2/20/2015 7 PINE STREET A/K/A (201	1,350.00 4-CV-46)	0.00	001441010	1,350.00
ua (as 104a) 540-541	FINE STREET ANA (20)	4-0 (-40)			
TOTAL		1,350.00	0.00		1,350.00

DATE 2/20/2015

AMOUN1 ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

TAN [927349] 245-247 PINE STREET A/K/A (2014-CV-46)

STREET A/K/A (2014-CV-46)

AUTHORIZED SIGNATURE

THIS DOGUMENT CONTAINS HEAT SENSITIVE INK. TOUGH OF PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

"OO1499213" CO36001808C 361508666"