

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Drew & Melissa Alexander  
NO. 43-15 ED NO. 46-14 JD

DATE/TIME OF SALE: JULY 15, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 640,49

POUNDAGE - 2% OF BID \$ 128.13

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6529.52

PURCHASER(S): Tim Mull Agent for Phelan, Hallinan, Diamond & Jones

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

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

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

TOTAL DUE: \$ 6529.52

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 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

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,476.60
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Surcharge	\$170.00

**Total Sheriff Costs** **\$2,369.10**

## Municipal Costs

Sewer	\$411.85
Delinquent Taxes	\$3,553.54

**Total Municipal Costs** **\$3,965.39**

## Distribution Costs

Recording Fees	\$67.00
----------------	---------

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$6,401.49**

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

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

Columbia County Sheriff's Office, Treasurer, Inc.



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

Very truly yours,

Melissa Connor  
For Phelan Hallinan Diamond & Jones, LLP

cc: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED  
ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-2

PH # 927349

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

## A. CORRESPONDENT - All inquires may be directed to the following person:

Name

Phelan Hallinan Diamond & Jones, LLP

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

## B. TRANSFER DATA

Date of Acceptance of Document

11/5/15

Grantor(s)/Lessor(s)

Timothy Chamberlain, Sheriff

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR STRUCTURED ADJUSTABLE  
RATE MORTGAGE LOAN TRUST,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-2

Telephone Number:

(469) 549-2000

Mailing Address

PO Box 380, W. Main Street

Mailing Address

8950 CYPRESS WATERS BOULEVARD

City

Bloomsburg

State

PA

ZIP Code

17815

City

COPPELL

State

TX

ZIP Code

75019

## C. REAL ESTATE LOCATION

Street Address

245-247 PINE STREET A/K/A, 245 PINE STREET #  
247, CATAWISSA, PA 17820-1224

City, Township, Borough

BOROUGH OF CATAWISSA

County

COLUMBIA

School District

SOUTHERN COLUMBIA AREA S.D.

Tax Parcel Number

08-02-112-00.000

## D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 6,401.49 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 6,401.49

4. County Assessed Value

\$ 23,400.00

5. Common Level Ratio Factor

X 3.60

6. Computed Value

= \$84,240.00

## E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

= \$84,240.00

1b. Percentage of Grantor's Interest in Real Estate

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

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

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default.

(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☐ \*Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

MELISSA CONNOR

Date

11/5/15

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

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 ORDER OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

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

  
AUTHORIZED SIGNATURE

⑈001563356⑈ ⑆038001808⑆ 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  
No.: 2014-CV-46, No.:

**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  
 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,

: COLUMBIA COUNTY  
 :  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION

v.

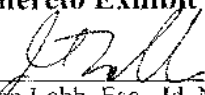
MELISSA S. ALEXANDER  
 DREW W. ALEXANDER  
 Defendant(s)

: 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

Date: 7/15/15

**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.

<b>U.S. Bank National Association, as Trustee on Behalf of The</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>Sarm 2006-2 Trust Fund</b>	:	
Plaintiff	:	<b>CIVIL DIVISION</b>
	:	
<b>v.</b>	:	<b>NO.: <u>2014-CV-46</u></b>
	:	
<b>Melissa S. Alexander</b>	:	
<b>Drew W. Alexander</b>	:	<b>COLUMBIA COUNTY</b>
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.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Melissa S. Alexander</b>	<b>106 Shawnee Road, Bloomsburg, PA 17815-9401</b>
<b>Drew W. Alexander</b>	<b>106 Shawnee Road, Bloomsburg, PA 17815-9401</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Melissa S. Alexander</b>	<b>106 Shawnee Road Bloomsburg, PA 17815-9401</b>
<b>Drew W. Alexander</b>	<b>106 Shawnee Road Bloomsburg, PA 17815-9401</b>
  
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)
<b>Susquehanna Valley Medical Specialties</b>	<b>6850 Lows Road, Ste. 325 Bloomsburg, PA 17815</b>
<b>Bureau of Compliance</b>	<b>P.O.Box 280948 Harrisburg, PA 17128-0948</b>
<b>Elyssa Goldstein</b>	<b>700 Sawmill Road Suite 102 Bloomsburg, PA 17815</b>
<b>Sara Dunmire</b>	<b>700 Sawmill Road Suite 102 Bloomsburg, PA 17815</b>
<b>Unifund Ccr, LLC C/O Raymond W. Kessler, Esquire</b>	<b>36 West Main Street Bloomsburg, PA 17815</b>



Unifund Ccr, LLC.

10625 Techwoods Circle  
Cincinnati, OH 45242

Fnb Bank, N.A.

One Penn Square  
Lancaster, PA 17602

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

Henry & Beaver LLP  
937 Willow Street, P.O. Box 1140  
Lebanon, PA 17042-1140

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

Baltimore American Mortgage, Inc.

Address (if address cannot be  
reasonably ascertained, please indicate)  
7484 Candlewood Road  
Suites B-J  
Hanover, MD 21076Baltimore American Mortgage, Inc. C/O Stewart  
Mortgage Info. Attention: Laniece Lamell3910 Kirby Drive, Suite 300  
Houston, TX 77098MERS as Nominee for Baltimore American  
Mortgage, Inc.,PO Box 2026  
Flint, MI 48501-2026

MERS, Inc.

1901 E. Voorhees Street, Suite C  
Danville, IL 61834US Bank National Association, as Trustee for  
Structured Asset Securities Corporation  
Mortgage Pass-Through Certificates, Series  
2006-S1C/O OCWEN Loan Servicing, LLC  
1100 Virginia Drive, Suite 175  
Fort Washington, PA 19034

Indecomm Global Services

2925 Country Drive  
st. Paul, MN 55117

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

Borough of Catawissa C/O Anthony J.  
McDonald, EsquireBull, Bull & Knecht, LLP  
106 Market Street  
Berwick, PA 18603Bloomsburg Municipal Authority C/O Accounts  
Recovery Bureau, Inc.645 Penn Street  
Fourth Floor  
Reading, PA 19601The Municipal Authority of The Borough of  
Catawissa C/O Michael P. Gregorowicz, EsquireKreisher & Gregorowicz  
401 Market Street  
Bloomsburg, PA 17815-1749The Municipal Authority of The Borough of  
Catawissa19 School House rd  
Catawissa, PA 17820

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**

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

**MERS, as Nominee for OCWEN Loan Servicing, 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

**Patrick T. O'Connell**

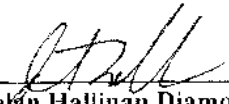
14 West Main Street  
Bloomsburg, PA 17815

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

By:

  
**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  
Address  
Of Sender



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

AZK/JSC - 07/15/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	BLOOMSBURG MUNICIPAL AUTHORITY C/O ACCOUNTS RECOVERY BUREAU, INC. 645 PENN STREET, FOURTH FLOOR READING, PA 19601	\$0.47
2	****	BOROUGH OF CATAWISSA C/O ANTHONY J. McDONALD, ESQUIRE BULL, BULL & KNECHT, LLP 106 MARKET STREET BERWICK, PA 18603	\$0.47
3	****	BUREAU OF COMPLIANCE P.O. BOX 280948 HARRISBURG, PA 17128-0948	\$0.47
4	****	ELYSSA GOLDSTEIN 700 SAWMILL ROAD, SUITE 102 BLOOMSBURG, PA 17815	\$0.47
5	****	FNB BANK, N.A. ONE PENN SQUARE LANCASTER, PA 17602	\$0.47
6	****	FNB BANK, N.A. C/O MARC A. HESS, ESQUIRE HENRY & BEAVER LLP 937 WILLOW STREET, P.O. BOX 1140 LEBANON, PA 17042-1140	\$0.47
7	****	INDECOMM GLOBAL SERVICES 2925 COUNTRY DRIVE ST. PAUL, MN 55117	\$0.47
8	****	SARA DUNMIRE 700 SAWMILL ROAD, SUITE 102 BLOOMSBURG, PA 17815	\$0.47
9	****	THE MUNICIPAL AUTHORITY OF THE BOROUGH OF CATAWISSA 19 SCHOOL HOUSE RD CATAWISSA, PA 17820	\$0.47
10	****	THE MUNICIPAL AUTHORITY OF THE BOROUGH OF CATAWISSA C/O MICHAEL P. GREGOROWICZ, ESQUIRE KREISHER & GREGOROWICZ 401 MARKET STREET BLOOMSBURG, PA 17815-1749	\$0.47
RE: MELISSA S. ALEXANDER (COLUMBIA) PH # 927349/1026 Page 1 of 2 45 Day			

Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



Name and  
Address  
Of Sender



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

AZK/JSC - 07/15/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	UNIFUND CCR, LLC C/O RAYMOND W. KESSLER, ESQUIRE 36 WEST MAIN STREET BLOOMSBURG, PA 17815	\$0.47
2	****	UNIFUND CCR, LLC. 10625 TECHWOODS CIRCLE CINCINNATI, OH 45242	\$0.47
3	****	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	\$0.47
		RE: MELISSA S. ALEXANDER (COLUMBIA)	\$6.11
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable on registered mail is \$500 per occurrence. The maximum indemnity payable on Registered Mail is \$500 per occurrence. The maximum indemnity payable on Registered Mail is \$500 per occurrence. The maximum indemnity payable on Registered Mail is \$500 per occurrence. See I R008 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

000271

Name and  
Address  
Of Sender

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

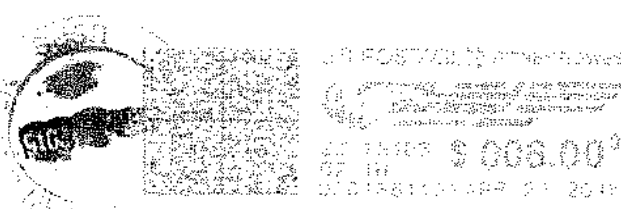
AZK/HUW - 06/10/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	TENANT/OCCUPANT 245-247 PINE STREET A/K/A 245 PINE STREET # 247 CATAWISSA, PA 17820-1224	\$0.47
2	*****	BALTIMORE AMERICAN MORTGAGE, INC. 7484 CANDLEWOOD ROAD SUITES B-J HANOVER, MD 21076	\$0.47
3	*****	BALTIMORE AMERICAN MORTGAGE, INC. C/O STEWART MORTGAGE INFO. ATTENTION: LANECE LAMELL 3910 KIRBY DRIVE, SUITE 300 HOUSTON, TX 77098	\$0.47
4	*****	MERS AS NOMINEE FOR BALTIMORE AMERICAN MORTGAGE, INC., PO BOX 2026 FLINT, MI 48501-2026	\$0.47
5	*****	MERS, AS NOMINEE FOR OCWEN LOAN SERVICING, LLC P.O. BOX 2026 FLINT, MI 48501-2026	\$0.47
6	*****	MERS, INC. 1901 E. VOORHEES STREET, SUITE C DANVILLE, IL 61834	\$0.47
7	*****	OCWEN LOAN SERVICING, LLC 1661 WORTHINGTON ROAD, STE 100 WEST PALM BEACH, FL 33409-6493	\$0.47
8	*****	SUSQUEHANNA VALLEY MEDICAL SPECIALTIES 6850 LOWS ROAD, STE. 325 BLOOMSBURG, PA 17815	\$0.47
9	*****	TENANT/OCCUPANT 245 PINE STREET CATAWISSA, PA 17820	\$0.47
10	*****	TENANT/OCCUPANT 246 PINE STREET CATAWISSA, PA 17820	\$0.47
RE: MELISSA S. ALEXANDER (COLUMBIA) PH # 927349/1021 Page 1 of 2 Writ Team			

Total Number of  
Pieces Listed by SenderTotal Number of Pieces  
Received at Post OfficePostmaster, Per (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of insurable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile



Name and  
Address  
Of Sender

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

AZK/MLW - 06/10/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 247 PINE STREET CATAWISSA, PA 17820	\$0.47
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47
4	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47
5	****	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	\$0.47
6	****	Melissa S. Alexander Drew W. Alexander c/o PATRICK T. O'CONNELL, Esq. 14 WEST MAIN STREET BLOOMSBURG, PA 17815 RE: MELISSA S. ALEXANDER (COLUMBIA)	\$7.52

Form 3877 Facsimile

Total Number of  
Pieces Listed by SenderTotal Number of Pieces  
Received at Post OfficePostmaster, For (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail international is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 9500 S913 and S921 for limitations of coverage.

Page 2 of 2

Write Team

**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:

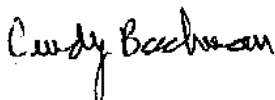
01/16/15 Municipal Lien, No. 4 of 2015, in the Court of Common Pleas of the 26 <sup>th</sup> Judicial District, Columbia Co. Branch (Not included in the lien amount is a Satisfaction Fee that will need to be paid on the lien)	\$352.39
Additional penalty on the account since lien was filed	<b><u>\$ 59.46</u></b>
<b>TOTAL</b>	<b><u>\$411.85</u></b>

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

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



71901140006000051177

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

Plaintiff

vs.

Melissa S. Alexander  
Drew W. Alexander

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-46  
:  
: 2015-ED-43  
: COLUMBIA County  
:

**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.**

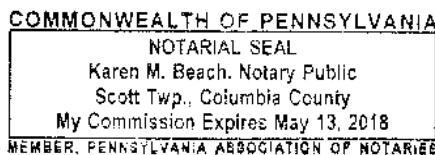
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice 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.

.....

Sworn and subscribed to before me this 3<sup>rd</sup> day of June, 2015...

Karen M. Beach  
(Notary Public)



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  
:  
: CIVIL DIVISION  
Plaintiff :  
: NO.: 2014-CV-46  
:  
: 2015-ED-43  
: COLUMBIA County

vs.

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

4/29/15  
\$1387.80  
Penta Clor  
T/C

**\*\*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.**

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

Timothy 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**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-46**  
:

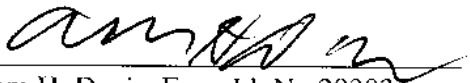
v.

**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: 5/29/15

  
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**  
:  
:


v.

**MELISSA S. ALEXANDER**  
**DREW W. ALEXANDER**  
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: 5/29/15

  
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**

v.

**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

Date: \_\_\_\_\_

*5/29/15*

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

*[Signature]*

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**  
:  
:

v.

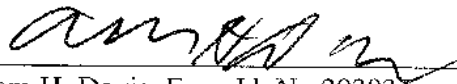
**MELISSA S. ALEXANDER  
DREW W. ALEXANDER**  
Defendant(s)

**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: \_\_\_\_\_

5/29/15

  
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**

Foreclosure Manager

Representing Lenders in  
Pennsylvania

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  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan  
Diamond & Jones, LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** David Tran  
**Fax:** 570-389-5625 **Date:** 5/18/2015  
**Phone:** **Pages:** 1  
**Re:** Postpone Sale Date – PHS 927349 **CC:**

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

**•Comments:**

Good afternoon,

Currently the sale is set for 6/10/15. We would like to postpone our scheduled sheriff sale for 30 days. Please provide a new sale date and time as soon as possible.

Defendants: ALEXANDER, MELISSA S.  
              ALEXANDER, DREW W.  
Property: 245-247 PINE STREET A/K/A (VAC)  
              245 PINE STREET # 247  
              CATAWISSA, PA 17820-1224  
Complaint Docket #: 2014-CV-46

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

**David Tran**

David.tran@phelanhallinan.com

**Phone – 215-320-0007 Ext 31495**

**Fax – 215-563-8656**

*Sale July 15, 2015 9:00 AM*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	43
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Roger Nuss
<b>Relation:</b>	Borough Manager
<b>Date:</b>	5-14-15
<b>Time:</b>	09:00
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-7000
------------------------------------	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

CATAWISSA BOROUGH

2014CV46

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	43
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	CATAWISSA WATER AUTHORITY	
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Alice Snyder		
Relation:	Secretary		
Date:	5-14-15	Time:	09:15
Deputy:	3	Mileage:	

### Attorney / Originator:

Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
-------	-----------------------	--------	--------------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

CATAWISSA WATER AUTH

2014CV46

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

**Phelan Hallinan Diamond & Jones, LLP**

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

**Phelan Hallinan Diamond & Jones, LLP**

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.

Date: 4/27/15  
PATRICK T. O'CONNELL, ESQUIREID# 76539

Attorney for Defendants

**Phelan Hallinan Diamond & Jones, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000U.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

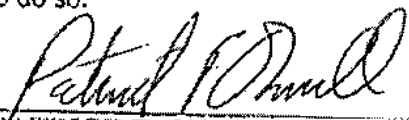
CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-46

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# 76539  
Attorney for DefendantsDate: 4/27/15



**Phelan Hallinan Diamond & Jones, LLP**

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

**Phelan Hallinan Diamond & Jones, LLP**

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, ESQUIREID# 76539

Attorney for Defendants

Date: 4/27/15

**Phelan Hallinan Diamond & Jones, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000U.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

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# 76539  
Attorney for DefendantsDate: 4/27/15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV46

## SHERIFF'S RETURN OF SERVICE

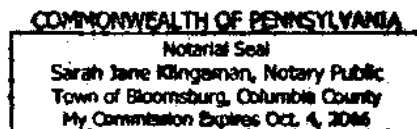
05/05/2015 10:11 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 245-247 PINE STREET, CATAWISSA, PA 17820.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 06, 2015



NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2015

*Sarah Jane Klingeman*

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

(A County-Sized Sheriff's Office) 1-800-331-1111

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 245-247 PINE STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2014CV46

245-247 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION

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



71901140006000051085

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

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

43

Warrant:

### Serve To:

Name: DREW ALEXANDER

Primary Address: 245- 247 PINE STREET  
CATAWISSA, PA 17820

Phone: DOB: 07/16/1973

Alternate Address: 106 SHAWNEE ROAD  
BLOOMSBURG, PA 17815

Phone: 570-233-3660

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

DEF

Date:

5-1-15

Time:

1105

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

ALEXANDER, DREW

2014CV46

245- 247 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

43

Warrant:

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

### Serve To:

Name: MELISSA ALEXANDER

Primary Address: 245-247 PINE STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 106 SHAWNEE ROAD  
BLOOMSBURG, PA 17815 - 570-233-3660

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

DREW ALEXANDER

Relation:

Husband

Date:

5-1-15

Time:

1105

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	4-20-15	4-21-15	4-22-15	4-23-15		
Time:	1:00	09:48	10:55	08:35		
Mileage:						
Deputy:	4	4	4	4		

### Service Attempt Notes:

- 4-20-15 4/c Voicemail is full.
- 4-21-15 Spoke w/ Drew. STATED he would call when he is available to meet.
- Never called back.
- 4-22-15 Not home.
- 4-23-15 → Voice Mail full. - 4/28 4/29
- 

ALEXANDER, MELISSA

2014CV46

245-247 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION



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

Plaintiff

vs.

Melissa S. Alexander  
Drew W. Alexander

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-46  
:  
: 2015-ED-43  
: COLUMBIA County  
:

**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.**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 43

Manner: < Not Specified >

Expires:

Warrant:

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

245-247 Pine Street Catawissa (Vacant) Property

### Serve To:

Name: OCCUPANT

Primary Address: 245- 247 PINE STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge (Posted) Other

Adult In Charge: Posted

Relation:

Date: 4-10-15

Time: 1:30 pm

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2014CV46

245- 247 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION

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	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2012	PRIM	1,790.08	28.45	0.00	1,818.53
2013	PRIM	1,584.48	30.53	115.00	1,730.01
TOTAL DUE :					\$3,548.54

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2014

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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

Plaintiff

vs.

Melissa S. Alexander  
Drew W. Alexander

Defendant(s)

SHERIFF  
08-03-112-00,000  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION 2017 +  
: NO.: 2014-CV-46 2013 TAXES  
: 2015-ED-43 DUE  
: COLUMBIA County NO Bankruptcy  
: FLAGS

**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.**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

43

Warrant:

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

### Serve To:

Name: SUSQUEHANNA VALLEY MEDICAL SPECI

Primary Address: 6850 LOWS ROAD  
THE STANLEY CENTER  
SUITE 325, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Melissa K. Bartlow*

Relation: *Manager*

Date: *4-15-15* Time: *10:59*

Deputy: *4* Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

SUSQUEHANNA VALLEY N

2014CV46

6850 LOWS ROAD, THE STANLEY CENTER, SUITE 325, P NO EXPIRATION

# 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

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1031521  
Description: Melissa & Drew Alexander  
Run Dates: 05/20/15 to 06/03/15  
Class: 2  
Agate Lines: 270  
Blind Box:

**Total Ad Cost \$1,476.60**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/20/15	06/03/15	3	\$1,476.60

## 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 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 now hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless otherwise directed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN tract of land situated 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 150 feet (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-two (52) 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 11/16/2005 from William A. Frey and Julie Frey, husband and wife, recorded 11/30/2005.

Tax Price: 08-02-112-00-000

Premises Being: 245-247 Pine Street 1/4A, 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 cashiers 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 cashiers check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, 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/k/a, 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

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



**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

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

vs.

Melissa S. Alexander  
Drew W. Alexander  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-46

2015-ED-43  
COLUMBIA COUNTY

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

04-13-15

(SEAL)

PH # 927349

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

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

## Document Receipt

---

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

---

Ship to:

OCWEN Loan Servicing

1661 Worthington road

Suite 100

West Palm Beach FL 33409

Tracking #: 71901140006000051191

Doc Ref #: 2015ED43

Postage 5.1300

<b>U.S. Bank National Association, as Trustee on Behalf of The</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>Sarm 2006-2 Trust Fund</b>	:	
Plaintiff	:	<b>CIVIL DIVISION</b>
	:	
<b>v.</b>	:	<b>NO.: 2014-CV-46</b>
	:	
<b>Melissa S. Alexander</b>	:	<b>2015-ED-43</b>
<b>Drew W. Alexander</b>	:	<b>COLUMBIA COUNTY</b>
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 Praeceptum 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.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Melissa S. Alexander</b>	<b>106 Shawnee Road Bloomsburg, PA 17815-9401</b>
<b>Drew W. Alexander</b>	<b>106 Shawnee Road Bloomsburg, PA 17815-9401</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Melissa S. Alexander</b>	<b>106 Shawnee Road Bloomsburg, PA 17815-9401</b>
<b>Drew W. Alexander</b>	<b>106 Shawnee Road Bloomsburg, PA 17815-9401</b>
  
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)
<b>Susquehanna Valley Medical Specialties</b>	<b>6850 Lows Road, Ste. 325 Bloomsburg, PA 17815</b>
  
4. Name and address of last recorded holder of every mortgage of record:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>Baltimore American Mortgage, Inc.</b>	<b>7484 Candlewood Road Suites B-J Hanover, MD 21076</b>
<b>Baltimore American Mortgage, Inc. C/O Stewart Mortgage Info. Attention: Laniece Lamell</b>	<b>3910 Kirby Drive, Suite 300 Houston, TX 77098</b>

**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 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, 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 228 Walnut Street, Suite 220  
U.S. Attorney for The Middle District of PA PO Box 11754  
Federal Building 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:

4/10/15

By:



**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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 43

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: PATRICK O'CONNELL

Primary Address: 14 WEST MAIN STREET  
BLOOMSBURG, PA 17815

Phone: 570-380-1280

DOB:

Alternate Address: 24 W. MAIN ST  
BLOOMSBURG PA

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: APRIL STRAUCH

Relation: LEGAL SECRETARY

Date: 4/14/15 Time: 1242

Deputy: S Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

O'CONNELL, PATRICK

2014CV46

14 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 43

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

SHERY EVANS

Relation:

CLERK

Date:

4/14/15

Time:

1225

Deputy:

5

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV46

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2014CV46

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 43

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET

2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 4-14-15

Time: 12:25

Deputy: 5

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2014CV46

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



## REAL ESTATE OUTLINE

ED # 2015 ED 43

DATE RECEIVED 4-13-2015  
DOCKET AND INDEX 2014 CV 46

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001499213</u>

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

SALE DATE June 10<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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. 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**  
:  
: **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
- (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: \_\_\_\_\_



**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

Attorney for Plaintiff

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

vs.

**Melissa S. Alexander  
Drew W. Alexander**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-46  
:  
: 2015-ED-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. 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**  
:  
: **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
- (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: \_\_\_\_\_



**Phelan Hallinan Diamond & Jones, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
--	--

<b>Plaintiff</b> U.S. Bank National Association, as Trustee on Behalf of The Sarm 2006-2 Trust Fund	No.: 2014-CV-46 <div style="text-align: center; font-size: 1.2em; font-weight: bold;">2015-ED-43</div>
<b>Defendant</b> Melissa S. Alexander Drew W. Alexander	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**DREW W. ALEXANDER**  
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**106 SHAWNEE ROAD, BLOOMSBURG, PA 17815**

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

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

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

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

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">_____          Defendant</div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="text-align: center; font-size: 1.2em; font-weight: bold;">4/10/15</div>
--	-----------------------------------	---

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 _____	

### **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**  
v.

**Melissa S. Alexander**

**Drew W. Alexander**

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

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

(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

vs.

Melissa S. Alexander  
Drew W. Alexander

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

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

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

No.: 2014-CV-46

2015-ED-43

Defendant  
Melissa S. Alexander  
Drew W. Alexander

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)

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 \_\_\_\_\_ 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 ☒ 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

4/10/15

**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

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

No.: 2014-CV-46

2015-ED-43

Defendant

Melissa S. Alexander

Drew W. Alexander

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.

MELISSA S. ALEXANDER

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

106 SHAWNEE ROAD, BLOOMSBURG, PA 17815

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

8/10/15

**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

## Document Receipt

---

Trans #	5125	Carrier / service:	USPS Server	First-Class Mail®	4/15/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

MERS Inc.

PO BOX 2026

Tracking #: 71901140006000051184

Doc Ref #: 2015ED43

Postage 5.1300

Flint MI 48501

## 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

Tracking #: 71901140006000051177

Doc Ref #: 2015ED43

Postage 5.1300

Houston TX 77098

## 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

43

## 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  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000051092

Doc Ref #: 2015ED43

Postage 5.1300

PHILADELPHIA PA 19106

Needs  
Cent  
Mail

## Document Receipt

---

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

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking # 71901140006000051085

Doc Ref # 2015ED43

Postage 5.1300

PH:LADELPHIA PA 19107

43

## Document Receipt

---

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

HARRISBURG PA 17105



## 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 #: 719C1140006000051061

Doc Ref #: 2015ED43

Postage 5.1300

HARRISBURG PA 17128

**Attention: Real Estate Department**

I remain available should you wish to discuss this matter further.

PH#		INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
927349		2/20/2015	1,350.00	0.00	001441010	1,350.00
TAN [927349] 245-247 PINE STREET A/K/A (2014-CV-46)						
TOTAL			1,350.00	0.00		1,350.00

Phelan Hallinan, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001499213

DATE  
2/20/2015

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

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

*Francis S. Hillman*  
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001499213⑈ ⑆036001808⑆ 361508666⑈