

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FINANCE OF AMERICA MORTGAGE LLC

Defendant
LACEY J SWISHER
BRENDAN M MCGINNIS

Attorney for the Plaintiff:
STERN AND EISENBERG PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, February 1, 2017

Writ of Execution No. : 2016CV955

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 408 EAST 8TH STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$1,986.80**

Municipal Costs

Sewer	\$155.10
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Total Municipal Costs **\$155.10**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,208.90**

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

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

FINANCE OF AMERICA MORTGAGE LLC VS LACY SWISHER &
BRENDAN MCGINNIS

NO. 164-2016 ED

NO. 955-2016 JD

DATE/TIME OF SALE: FEBRUARY 1, 2017 @ 9:00 AM

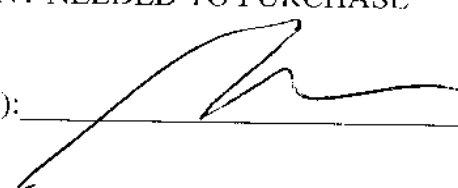
BID PRICE (INCLUDES COST) \$ 2208.90

POUNDAGE - 2% OF BID \$ 44.18

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2253.08

PURCHASER(S):  M. Troy Freedman, Esq.

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2253.08

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 903.08

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 213058	Invoice Date: 05/05/2017 3:58:48 PM	RECEIPT	Reg/Drw ID: 0102
Customer: BOX SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201703542	BLOOMSBURG TOWN
	Grantor - SWISHER, LACEY J		05/05/17 3:58:51 PM	OF
	Grantee - FINANCE OF AMERICA MORTGAGE LLC			
	Consideration - \$2,253.08			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7789 - BOX SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

STERN & EISENBERG PC

IOLTA ESCROW ACCOUNT
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

DATE
05/01/17

NUMBER

AMOUNT
\$**903.08

PAY Nine Hundred Three and 08/100*****

TO THE
ORDER OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

VOID AFTER 180 DAYS

Settle w the Sheriff/Swisher

Joanne J. Moralley
AUTHORIZED SIGNATURE

⑈004267⑈ ⑆222370440⑆007901126446⑈



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Phone: 570-389-5622

RE: Finance of America Mortgage LLC
v.
Lacey J. Swisher and Brendan M. McGinnis
C.C.P. COLUMBIA CO., NO. 2016CV955

Premises: 408 East 8th Street, Bloomsburg, PA 17815

To whom it may concern:

In connection with the Sheriff's Sale which took place in the above captioned matter on February 1, 2017, kindly assign my bid to Finance of America Mortgage LLC c/o Finance of America Mortgage Loan Servicing, 15325 Fairfield Ranch Road, Chino Hills, CA 91709.

Enclosed please find Realty Transfer Tax Affidavits in duplicate together with copy of Mortgage and all subsequent assignments. Kindly prepare the sheriff's deed, have same recorded and returned to our office in the enclosed, self-addressed, stamped envelope.

Very truly yours,

Stern & Eisenberg, PC

S&E/bp
Enclosure



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 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 Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. 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 inquiries may be directed to the following person:

Name: Andrew J. Morley, Esq. Telephone Number: (215) 572-8111
Mailing Address: 1581 Main Street, Suite 200 City: Warrington State: PA ZIP Code: 18976

B. TRANSFER DATA

Date of Acceptance of Document: / /
Grantor(s)/Lessor(s): Sheriff of Columbia County Telephone Number: (570) 389-5622 Grantee(s)/Lessee(s): Finance of America Mortgage LLC Telephone Number: (909) 539-6706
Mailing Address: 35 West Main Street Mailing Address: c/o Finance of America Mortgage Loan Servicing
15325 Fairfield Ranch Road
City: Bloomsburg State: PA ZIP Code: 17815 City: Chino Hills State: CA ZIP Code: 91709

C. REAL ESTATE LOCATION

Street Address: 408 East 8th Street, Bloomsburg, PA 17815 City, Township, Borough: Town of Bloomsburg
County: Columbia School District: Bloomsburg Area School District Tax Parcel Number: 05e-12-180

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N
1. Actual Cash Consideration: 2,253.08 2. Other Consideration: +0.00 3. Total Consideration: = 2,253.08
4. County Assessed Value: 46,840.00 5. Common Level Ratio Factor: x 2.65 6. Computed Value: = 124,126.00

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

1a. Amount of Exemption Claimed: 100.00 1b. Percentage of Grantor's Interest in Real Estate: 100.00 % 1c. Percentage of Grantor's Interest Conveyed: 100.00 %

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.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

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

SHERIFF'S SALE COST SHEET

NO. _____ VS. Swisher
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>431.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1400.80</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>155.10</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>155.10</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
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MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2208.90

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA MORTGAGE LLC

vs.

LACEY J SWISHER (et al.)

Case Number
2016CV955

SHERIFF'S RETURN OF SERVICE

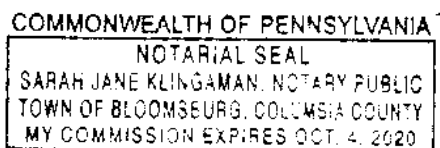
12/29/2016 12:04 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 408 EAST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016

Sarah Jane Klingaman

Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

MUNICIPAL AUTHORITY OF THE TOWN OF BLOOMSBURG

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburgpa.org

January 12, 2017

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815


RE: Swisher, Lacey
McGinnis, Brendan
408 E 8th Street
Bloomsburg PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 2/1/17. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$155.10 (estimated through 2/1/17).

If you require any further information, please contact me at 784-5422.

Sincerely,


Amber Kenney
Office Manager

Board of Directors: Thomas Evans, Chairman W. Carey Howell, Vice Chairman
 Claude Renninger, Treasurer Lawrence Mack Andrew Barton

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
2016CV955

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 408 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/29/16

Time:

1204

Deputy:

6

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV955

408 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
LACEY J SWISHER (et al.)

Case Number
2016CV955

SHERIFF'S RETURN OF SERVICE

10/13/2016 02:41 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LACEY SWISHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDAN M MCGINNIS AT 408 EAST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2016

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2016

Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA MORTGAGE LLC

vs.

LACEY J SWISHER (et al.)

Case Number
2016CV955

SHERIFF'S RETURN OF SERVICE

10/13/2016 02:41 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LACEY J SWISHER AT 408 EAST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2016

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2016

Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

December 7, 2016

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

RE: Finance of America Mortgage LLC

v.

Lacey J. Swisher and Brendan M. McGinnis

C.C.P. COLUMBIA COUNTY NO. 2016-CV-955

Premises: 408 East 8th Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. H. ...', written over a horizontal line.

/ Legal Assistant

STERN & EISENBERG, PC

Enclosure

M. TROY FREEDMAN, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111
I.D. #85165

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

Finance of America Mortgage LLC
Plaintiff(s)

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendant(s)

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

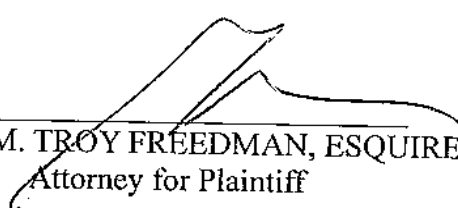
CERTIFICATE OF SERVICE

I, M. TROY FREEDMAN, ESQUIRE, attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant(s) by certified mail, return receipt requested and regular, first-class, postage prepaid mail on December 6, 2016.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on December 6, 2016, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

BY:


M. TROY FREEDMAN, ESQUIRE
Attorney for Plaintiff

12/07/16

Name and Address of Sender → **STERN & EISENBERG, PC**
1581 Main Street, Suite 200, The Shops at Valley Square
Warrington, PA 18976

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		Lacey J. Swisher 408 East 8th Street Bloomsburg, PA 17815
2		Brendan M. McGinnis 408 East 8th Street Bloomsburg, PA 17815
3		Luzerne County Domestic Relations Luzerne County Courthouse 113 W. North Street Wilkes Barre, PA 18711
4		PA Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128
5		Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815
6		PA Department of Revenue Bureau of Individual Taxes P.O. Box 280502 Harrisburg, PA 17128
7		Tenant(s)/Occupant(s) 408 East 8th Street Bloomsburg, PA 17815
8		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
Total Number of Pieces Listed by Sender		RE: FOA - SWISHER - NOS
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)

6644 9903 0000 3010 7015

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee		Postmark Here	
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$		Sent To Street and A City, State, ZIP Lacey J. Swisher 408 East 8th Street Bloomsburg, PA 17815	
Total Postage and Fees		PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee		Postmark Here	
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$		Sent To Street and Apt City, State, ZIP Brendan M. McGinnis 408 East 8th Street Bloomsburg, PA 17815	
Total Postage and Fees		PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. POSTAGE >>> PITNEY BOWES

ZIP 18976 \$ 003.920
 02 1W
 0001371685DEC 06 2016

NATALIE

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

REAL ESTATE TAX CERTIFICATION

Date: 01/24/2017

Fee: \$5.00

Cert. NO: 26174

SWISHER LACEY J
BRENDAN M MCGINNIS
408 E EIGHTH ST
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20140 -9505
Location: 408 E 8TH ST
Parcel Id:05E-12 -180-00,000

Assessment: 20,920

Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

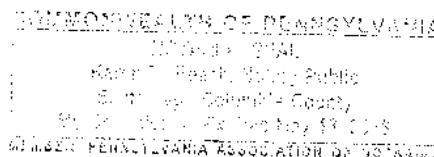
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 January 11, 18, 25, 2017 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 25th day of January 2017.....

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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
2016CV955

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

164

Warrant:

Notes:

SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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:

Miranda Clerk

Relation:

Clerk

Date:

10-14-16

Time:

2:45

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV955

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

@ CCSC

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: Debbie Miller

Relation: Clerk

Date: 10/12/16

Time: 14:56

Deputy: HC

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV955

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

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Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

164

Warrant:

Notes:

SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

TAX

Date:

10-13-16

Time:

1:44

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

WARD, MARY F.

2016CV955

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
2016CV955

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LACEY J SWISHER

Primary Address: 408 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-13-16

Deputy: 4

Time: 2:41

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

SWISHER, LACEY J

2016CV955

408 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
2016CV955

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRENDAN M MCGINNIS

Primary Address: 408 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Lacey Swisher

Relation:

Girl Friend

Date:

10-13-16

Time:

2:41

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

MCGINNIS, BRENDAN M

2016CV955

408 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
2016CV955

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 408 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lacey Swisher

Relation: Occupant

Date: 10-13-16

Time: 2:41

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2016CV955

408 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA MORTGAGE LLC
vs.
SWISHER, LACEY J (et al.)

Case Number
2016CV955

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

Primary Address: 301 E 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amber Kinney

Relation: Manager

Date: 10-14-16

Time: 11:50

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2016CV955

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000091166

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV955

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, FEBRUARY 01, 2017
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate on the South side of East Eighth Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point on the Southerly right-of-way of East Eighth Street, said point being at the Northwest corner of lands now or formerly of George S. Sr. and Beatrice W. Stradtman; THENCE along lands now or formerly of said Stradtman, South fifteen (15) degrees zero (00) minutes East, one hundred sixty-eight and twenty-three hundredths (168.23) feet to a point; THENCE along same, South seventy-three (73) degrees thirty-five (35) minutes West, forty and one hundredth (40.01) feet to a point at the Southeast corner of lands now or formerly of John Brooking; THENCE along the Easterly line of lands now or formerly of said Brooking and lands now or formerly of Parvin E. Hoffman, North fifteen (15) degrees zero (00) minutes West, one hundred sixty-nine and twenty-two hundredths (169.22) feet to a point on the Southerly right-of-way of East Eighth Street; THENCE along said right-of-way, North seventy-five (75) degrees zero (00) minutes East, forty (40.00) feet to the place of BEGINNING.
Containing 6,749.20 square feet of land in all.
BEING THE SAME PREMISES AS Cody R. Hack and Karina Diane Shaner, now known as Karina Diane Hack, Married, by Deed dated December 8, 2014, and recorded on December 8, 2014, by the Columbia County Recorder of Deeds as Deed Instrument No. 201409505, granted and conveyed unto Lacey J. Swisher, Single, and Brendan M. McGinnis, Single.
BEING KNOWN AND NUMBERED AS 408 East 8th Street, Bloomsburg, PA 17815.
PARCEL NO.: 05E-12-180.

PROPERTY ADDRESS: 408 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-12-180

Seized and taken into execution to be sold as the property of LACEY J SWISHER, BRENDAN M MCGINNIS in suit of FINANCE OF AMERICA MORTGAGE LLC.

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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO: 2016-CV-955

Finance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

2016 - ED - 164

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :
County of Columbia : S.S. :
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

408 East 7th Street, Bloomsburg, PA 17815 (see full legal description attached)

Amount due..... \$ 111,078.15

Interest from October 6, 2016,
at the per diem rate of \$10.73
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

Dated: 10-07-16
(SEAL)

Barbara N. Bellette
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: _____
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2016-CV-955

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIAFinance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)Premises: 408 East 8th Street, Bloomsburg, PA 17815

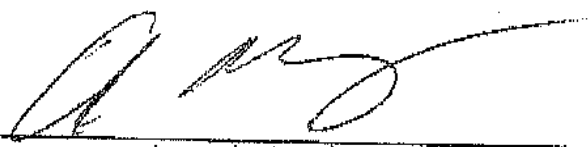
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Costs

Prothy paid \$ _____

Writ, Ret. & Sat. \$ _____

Total cost \$ _____



Andrew J. Marley, Esquire
PA Attorney ID No. 312314
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2016 ED 164DATE RECEIVED 10-7-16
DOCKET AND INDEX 2016 CV 955

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>○</u>	called Terri 10-12-16 @ 8:15 emailing
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>40117</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE Feb 1st 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

M. TROY FREEDMAN, ESQUIRE (85165)
 ANDREW J. MARLEY, ESQUIRE (312314)
 EDWARD J. MCKEE, ESQUIRE (316721)
 WILLIAM E. MILLER, ESQUIRE (308951)
 STEVEN P. KELLY, ESQUIRE (308573)
 JESSICA N. MANIS, ESQUIRE (318705)
 BRANDON P. ACCARDI (320169)
 STERN & EISENBERG, PC
 1581 MAIN STREET, SUITE 200
 THE SHOPS AT VALLEY SQUARE
 WARRINGTON, PA 18976
 TELEPHONE: (215) 572-8111
 FACSIMILE: (215) 572-5025
 (COUNSEL FOR PLAINTIFF)

FILED
 STAMPS
 RETURN
 2016 OCT 6 P 12:21
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
 FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
 Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
 Defendants

Civil Action Number: 2016-CV-955

MORTGAGE FORECLOSURE

PRAECIPE FOR ENTRY OF JUDGMENT AND ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Enter judgment in favor of Plaintiff and against Defendants, Lacey J. Swisher and Brendan M. McGinnis, for failure of said Defendants to file a responsive pleading to the Complaint within twenty (20) days of service thereof.

PRINCIPAL BALANCE.....	\$ 102,207.04
INTEREST accrued to August 16, 2016, of.....	\$ 2,460.39
(Interest after August 16, 2016, shall accrue at the per diem rate of \$10.73)	
PRO RATA MIP/PMI.....	\$ 224.06
ESCROW ADVANCE	\$ 1,146.59
ACCUMULATED NSF CHARGES	\$ 25.00
ACCUMULATED LATE CHARGES	\$ 78.32
RECOVERABLE BALANCE.....	\$ 60.00
SUB-TOTAL THROUGH DATE OF COMPLAINT	\$ 106,201.40

SUB-TOTAL THROUGH DATE OF COMPLAINT \$ 106,201.40
ACCRUED INTEREST after August 16, 2016, shall accrue at the per diem rate
of \$10.73, to October 5, 2016 \$ 525.77
ATTORNEYS' FEES \$ 2,350.00
ATTORNEYS' COSTS \$ 2,000.98
TOTAL DUE THROUGH DATE OF REQUEST FOR JUDGMENT \$ 111,078.15

STERN & EISENBERG, PC

By: 

Edward J. McKee, Esquire
Attorney for Plaintiff

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :

: S.S. :

COUNTY OF BUCKS :

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants('):

1. Last-known address is 408 East 8th Street, Bloomsburg, PA 17815; and
2. Are over the age of twenty-one; and
3. Are not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

Sworn to and subscribed before me
this 5th Day of October, 2016.

Donna Lynne Del Vecchio
Notary Public

STERN & EISENBERG, PC

By: Edward J. McKee
Edward J. McKee, Esquire
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
DONNA LYNNE DEL VECCHIO, Notary Public
Warrington Twp., Bucks County
My Commission Expires September 1, 2019



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MCGINNIS

First Name: BRENDAN

Middle Name: M

Active Duty Status As Of: Sep-29-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDIC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: BEP6ZCEDV3688A0

[50 USC Appx 55501 et seq. as amended]

The services provided on this site are FREE

[Home](#)[Single Record Request](#)[Multiple Record Requests](#)[User's Guide](#)[FAQs](#)[News](#)

Single Record Request

Use this page to request a Certificate verifying Active Duty Status for an individual on a specified date.

* Indicates a required field

* SSN ☐ SSN
OR
* Repeal SSN ☐ OR
* Birth Date ☐ Birth Date
Required

* Last Name
First Name
Middle Name
* Active Duty Status Date

[Privacy Notice](#)[Contact Us](#)

SCRA 3.0

Tips & Notes

- Without a Social Security Number, DMDC cannot authoritatively assert that this is the same individual that your query refers to. Name and date of birth alone do not uniquely identify an individual.
- Check your data entry before submitting it.
- Response may take up to 15 seconds after clicking "Submit".

Resources

[Download Adobe Reader](#)[Unexpected results?](#)

(50 USC App. 55501 et seq. as amended)


The services provided on this site are FREE

[Home](#)[Single Record Request](#)[Multiple Record Requests](#)[User's Guide](#)[FAQs](#)[News](#)

Single Record Request

Use this page to request a Certificate verifying Active Duty Status for an individual on a specified date.

* Indicates a required field

* SSN	<input type="text" value="150866006"/>		SSN OR Birth Date Required
* Repeat SSN	<input type="text" value="150866006"/>		
* Birth Date	<input type="text"/>		
	<small>MM/DD/YYYY (e.g., 09/18/2012)</small>		
* Last Name	<input type="text" value="McGinnis"/>		
First Name	<input type="text" value="Brendan"/>		
Middle Name	<input type="text" value="M"/>		
* Active Duty Status	<input type="text"/>		
Date	<small>MM/DD/YYYY (Default will be today's date e.g., 09/29/2016)</small>		

[Privacy Notice](#)[Contact Us](#)

Tips & Notes

- Without a Social Security Number, DMDC cannot authoritatively assert that this is the same individual that your query refers to. Name and date of birth alone do not uniquely identify an individual.
- Check your data entry before submitting it.
- Response may take up to 15 seconds after clicking "Submit".

Resources

[Download Adobe Reader](#)[Unexpected results?](#)

SCRA 3.0



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SWISHER

First Name: LACEY

Middle Name: J

Active Duty Status As Of: Sep-29-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: LEG0HC0D8368RC0

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

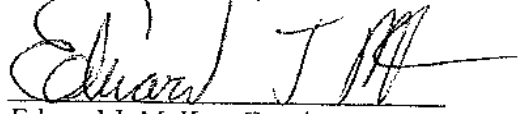
MORTGAGE FORECLOSURE

CERTIFICATION UNDER RULE 237.1

I, the undersigned attorney on the writ and attorney for Plaintiff, hereby certify that a ten-day notice of intention to enter judgment by default was sent to Defendants in accordance with Pa. R.C.P. No. 237.1., a true and correct copy of which is attached hereto.

STERN & EISENBERG, PC

By:



Edward J. McKee, Esquire
Attorney for Plaintiff

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
COLUMBIA COUNTY

Finance of America Mortgage LLC
(Plaintiff)
v.
Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

Docket #: 2016-CV-955

TEN DAY NOTICE

NOTICE PURSUANT TO Pa.R.C.P. 237.1

TO: Lacey J. Swisher
408 East 8th Street
Bloomsburg, PA 17815

Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

Date of Notice: August 30, 2016

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:


YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5614

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

STERN & EISENBERG, PC

By: 
Edward J. McKee, Esquire
Attorney for Plaintiff

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

CERTIFICATE UNDER ACT 91 OF 1983

It is hereby certified that the Sheriff's Sale scheduled in the above-captioned matter is not protected under the Homeowner's Emergency Assistance and Mortgage Foreclosure Act, P.L. 1688, No. 621 because notice, as required, was sent to Defendants and no timely response was made.

STERN & EISENBERG, PC

By: 

Edward J. McKee, Esquire
Attorney for Plaintiff

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
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1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

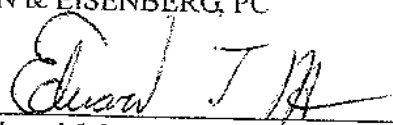
CERTIFICATION OF ADDRESS

It is hereby certified that the last known addresses of the parties are as follows:

Finance of America Mortgage LLC
15325 Fairfield Ranch Road
Chino Hills, CA 91709
(Plaintiff)

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815
(Defendants)

STERN & EISENBERG, PC

By: 
Edward J. McKee, Esquire
Attorney for Plaintiff

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

NOTICE PURSUANT TO RULE 236

Notice is hereby given that a judgment in the above captioned matter has been entered against Defendants, Lacey J. Swisher and Brendan M. McGinnis, on October 5, 2016.

BY: _____
Deputy

If you have any questions concerning the above, please contact:

Stern & Eisenberg, PC
Attorney for Plaintiff
1581 Main Street, Suite 200,
The Shops at Valley Square
Warrington, Pennsylvania 18976
Telephone: (215) 572-8111

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

STAMP
WE
RETURN

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

NO: 2016-CV-955

Finance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

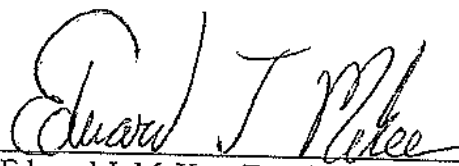
Issue Writ of Execution in the above matter:

Amount due..... \$ 111,078.15

Interest from October 6, 2016,
at the per diem rate of \$10.73
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

FILED
PROTHONOTARY
2016 OCT -6 P 12:21
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA



Edward J. McKee, Esquire
PA Attorney ID No. 316721
Attorney for Plaintiff

No: 2016-CV-955

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Finance of America Mortgage LLC
(Plaintiff)


v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

Premises: 108 East 8th Street, Bloomsburg, PA 17815

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Filed:

A handwritten signature in black ink, appearing to read 'Edward J. McKee', is written over a horizontal line.

Edward J. McKee, Esquire
PA Attorney ID No. 316721
Attorney for Plaintiff

Legal Description

ALL THAT CERTAIN piece, parcel and lot of land situate on the South side of East Eighth Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly right-of-way of East Eighth Street, said point being at the Northwest corner of lands now or formerly of George S. Sr. and Beatrice W. Stradtman; THENCE along lands now or formerly of said Stradtman, South fifteen (15) degrees zero (00) minutes East, one hundred sixty-eight and twenty-three hundredths (168.23) feet to a point; THENCE along same, South seventy-three (73) degrees thirty-five (35) minutes West, forty and one hundredth (40.01) feet to a point at the Southeast corner of lands now or formerly of John Brooking; THENCE along the Easterly line of lands now or formerly of said Brooking and lands now or formerly of Parvin E. Hoffman, North fifteen (15) degrees zero (00) minutes West, one hundred sixty-nine and twenty-two hundredths (169.22) feet to a point on the Southerly right-of-way of East Eighth Street; THENCE along said right-of-way, North seventy-five (75) degrees zero (00) minutes East, forty (40.00) feet to the place of BEGINNING.

Containing 6,749.20 square feet of land in all.

BEING THE SAME PREMISES AS Cody R. Hack and Karina Diane Shaner, now known as Karina Diane Hack, Married, by Deed dated December 8, 2014, and recorded on December 8, 2014, by the Columbia County Recorder of Deeds as Deed Instrument No. 201409505, granted and conveyed unto Lacey J. Swisher, Single, and Brendan M. McGinnis, Single.

BEING KNOWN AND NUMBERED AS 408 East 8th Street, Bloomsburg, PA 17815.

PARCEL NO.: 05E-12-180.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

STAMP
AND
RETURN

FILED
PROTHONOTARY

2016 OCT -6 P 12:21

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **408 East 8th Street, Bloomsburg, PA 17815**:

1. Name and address of Owners or Reputed Owners:

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

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

Luzerne County Domestic Relations
Luzerne County Courthouse
113 W. North Street
Wilkes Barre, PA 18711

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)
408 East 8th Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280502
Harrisburg, PA 17128

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
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. Section 4904 relating to unsworn falsification to authorities.

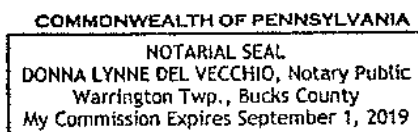
Date: October 5, 2016

Sworn to and subscribed before me
this 5th Day of October, 2016.

Donna Lynne Del Vecchio
Notary Public

STERN & EISENBERG, PC

By: Edward J. McKee
Edward J. McKee, Esquire
Attorney for Plaintiff



Legal Description

ALL THAT CERTAIN piece, parcel and lot of land situate on the South side of East Eighth Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly right-of-way of East Eighth Street, said point being at the Northwest corner of lands now or formerly of George S. Sr. and Beatrice W. Stradtman; THENCE along lands now or formerly of said Stradtman, South fifteen (15) degrees zero (00) minutes East, one hundred sixty-eight and twenty-three hundredths (168.23) feet to a point; THENCE along same, South seventy-three (73) degrees thirty-five (35) minutes West, forty and one hundredth (40.01) feet to a point at the Southeast corner of lands now or formerly of John Brooking; THENCE along the Easterly line of lands now or formerly of said Brooking and lands now or formerly of Parvin E. Hoffman, North fifteen (15) degrees zero (00) minutes West, one hundred sixty-nine and twenty-two hundredths (169.22) feet to a point on the Southerly right-of-way of East Eighth Street; THENCE along said right-of-way, North seventy-five (75) degrees zero (00) minutes East, forty (40.00) feet to the place of BEGINNING.

Containing 6,749.20 square feet of land in all.

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BEING KNOWN AND NUMBERED AS 408 East 8th Street, Bloomsburg, PA 17815.

PARCEL NO.: 05E-12-180.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

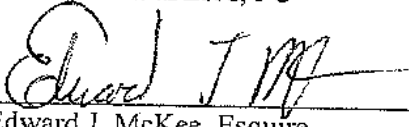
Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

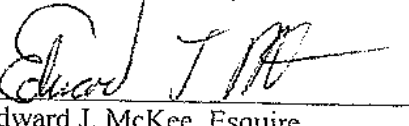
Any Deputy Sheriff leaving upon or attaching any property under within Writ may leave same without a WATCHMAN, in custody of whoever is found in possession (after notifying such person of leave or attachment) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any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

STERN & EISENBERG, PC

By: 
Edward J. McKee, Esquire
Attorney for Plaintiff

Now this 4th day of October, 2016, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

STERN & EISENBERG, PC

By: 
Edward J. McKee, Esquire
Attorney for Plaintiff

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2016-CV-955

Finance of America Mortgage LLC v. Lacey J. Swisher and Brendan M. McGinnis, 408 East 8th Street, Town of Bloomsburg, PA 17815, Parcel No. 05E-12-180. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$111,078.15.

Attorneys for Plaintiff:
Edward J. McKee, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2016-CV-955

Finance of America Mortgage LLC v. Lacey J. Swisher and Brendan M. McGinnis, 408 East 8th Street, Town of Bloomsburg, PA 17815, Parcel No. 05E-12-180. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$111,078.15.

Attorneys for Plaintiff:
Edward J. McKee, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025
October 4, 2016

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Finance of America Mortgage LLC v. Lacey J. Swisher and Brendan M. McGinnis
Columbia County Court of Common Pleas Docket No. 2016-CV-955

Dear Sir or Madam:

Kindly serve Notice of Columbia County Sheriff's Sale upon the Defendants as follows:

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

Also, please post the Notice of Sale Handbill.

Kindly forward an Affidavit of Service in the enclosed self-addressed, postage-paid envelope when possible. Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski
Terri Hliwski, Paralegal

;tlh
enclosures

Sarah Klingaman

From: Theresa Hliwski <tcarr@sterneisenberg.com>
Sent: Wednesday, October 12, 2016 8:30 AM
To: Sarah Klingaman
Subject: Columbia County Court of Common Pleas Case No. 2016-CV-955 / Lacey Swisher and Brendan McGinnis

Hello-

Attached please find the complete package that was filed with the Prothonotary; the Non-Military Affidavit is page 3. Please don't hesitate to let me know if you need anything else!

Theresa Hliwski

Paralegal

Stern & Eisenberg, P.C.

1581 Main Street, Suite 200, Warrington, PA 18976

Phone (215) 572-8111 / Fax (215) 572-5025

www.sterneisenberg.com

*not admitted to practice law



THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE ENCLOSED LETTER/NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT A DEBT. IF YOU HAVE RECEIVED A DISCHARGE IN BANKRUPTCY (AFTER ENTERING INTO THE RELEVANT MORTGAGE NOTE AND MORTGAGE AND HAVE NOT REAFFIRMED THE DEBT) THEN THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT, BUT SOLELY AS PART OF THE ENFORCEMENT OF THE MORTGAGE LIEN AGAINST REAL PROPERTY.

CONFIDENTIALITY NOTICE: This email, including attachments, contains information that is confidential, privileged and exempt from disclosure under applicable law. This information is protected by the attorney-client privilege and is intended solely for the use of the identified recipients. Unintended transmission does not constitute a waiver of the attorney-client or any other privilege. If you receive this communication in error, please immediately notify this law office by reply email and permanently delete the original, any printouts and reproductions of this email and attachments hereto. If you are not the intended recipient, you are hereby notified that the unauthorized use, dissemination, distribution or reproduction of this email and attachments is strictly prohibited and may be unlawful.

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO: 2016-CV-955

2016-ED-164

Finance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :
: S.S. :
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

408 East 7th Street, Bloomsburg, PA 17815 (see full legal description attached)

Amount due..... \$ 111,078.15

Interest from October 6, 2016,
at the per diem rate of \$10.73
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

Dated: 10-04-16
(SEAL)

Barbara R. Silvette
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: _____
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2016-CV-955

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIAFinance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)Premises: 408 East 8th Street, Bloomsburg, PA 17815

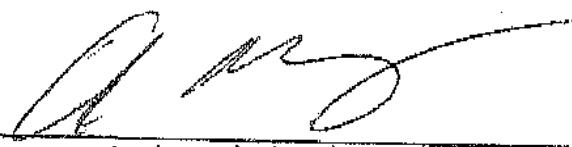
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Costs

Prothy paid \$ _____

Writ, Ret. & Sat. \$ _____

Total cost \$ _____



Andrew J. Marley, Esquire
PA Attorney ID No. 312314
Attorney for Plaintiff



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025
October 4, 2016

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Finance of America Mortgage LLC v. Lacey J. Swisher and Brendan M. McGinnis
Columbia County Court of Common Pleas Docket No. 2016-CV-955

Dear Sir or Madam:

Kindly serve Notice of Columbia County Sheriff's Sale upon the Defendants as follows:

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

Also, please post the Notice of Sale Handbill.

Kindly forward an Affidavit of Service in the enclosed self-addressed, postage-paid envelope when possible. Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski
Terri Hliwski, Paralegal

;tlh
enclosures

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI (320169)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

FILED
PROTHONOTARY

2016 OCT -6 P 12: 24

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Finance of America Mortgage LLC
Plaintiff

v.

Lacey J. Swisher and Brendan M. McGinnis
Defendants

Civil Action: 2016-CV-955

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **408 East 8th Street, Bloomsburg, PA 17815**:

1. Name and address of Owners or Reputed Owners:

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Lacey J. Swisher and Brendan M. McGinnis
408 East 8th Street
Bloomsburg, PA 17815

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

Luzerne County Domestic Relations
Luzerne County Courthouse
113 W. North Street
Wilkes Barre, PA 18711

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)
408 East 8th Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280502
Harrisburg, PA 17128

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
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. Section 4904 relating to unsworn falsification to authorities.

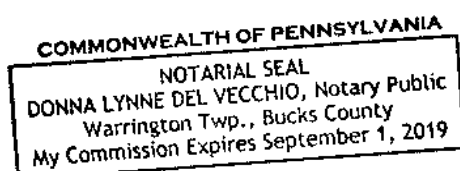
Date: October 5, 2016

Sworn to and subscribed before me
this 5th Day of October, 2016.

Donna Lynne Del Vecchio
Notary Public

STERN & EISENBERG, PC

By: Edward J. McKee
Edward J. McKee, Esquire
Attorney for Plaintiff





Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

October 4, 2016

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Finance of America Mortgage LLC v. Lacey J. Swisher and Brendan M. McGinnis
Columbia County Court of Common Pleas Docket No. 2016-CV-955

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

3129.1 Affidavit
Writ of Execution
Directions for Service of Notice of Sale and Handbill Posting
Three (3) copies of Notice of Sale per Defendant
Full name and address of Plaintiff
Five (5) copies of the Long Legal Description
Five (5) copies of the Short/Advertisement Legal Description
Check to the Columbia County Sheriff for \$1,350.00

Kindly schedule the sale for the next available listing and thereafter, advise.

Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski
Terri Hliwski, Paralegal

;tlh
enclosures

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO: 2016-CV-955

Finance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

2016 - ED - 164

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :
County of Columbia : S.S. :
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

408 East 7th Street, Bloomsburg, PA 17815 (see full legal description attached)

Amount due..... \$ 111,078.15

Interest from October 6, 2016,
at the per diem rate of \$10.73
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

Dated: 10-07-16
(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: _____
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2016-CV-955

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIAFinance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)Premises: 408 East 8th Street, Bloomsburg, PA 17815

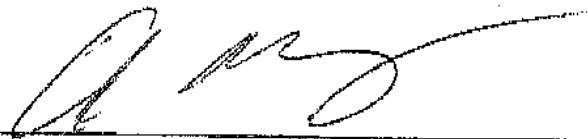
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Costs

Prothy paid \$ _____

Writ, Ret. & Sat. \$ _____

Total cost \$ _____



Andrew J. Marley, Esquire
PA Attorney ID No. 312314
Attorney for Plaintiff

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2016-CV-955

Finance of America Mortgage LLC v. Lacey J. Swisher and Brendan M. McGinnis, 408 East 8th Street, Town of Bloomsburg, PA 17815, Parcel No. 05E-12-180. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$111,078.15.

Attorneys for Plaintiff:

Edward J. McKee, Esquire

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

Legal Description

ALL THAT CERTAIN piece, parcel and lot of land situate on the South side of East Eighth Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly right-of-way of East Eighth Street, said point being at the Northwest corner of lands now or formerly of George S. Sr. and Beatrice W. Stradtman; THENCE along lands now or formerly of said Stradtman, South fifteen (15) degrees zero (00) minutes East, one hundred sixty-eight and twenty-three hundredths (168.23) feet to a point; THENCE along same, South seventy-three (73) degrees thirty-five (35) minutes West, forty and one hundredth (40.01) feet to a point at the Southeast corner of lands now or formerly of John Brooking; THENCE along the Easterly line of lands now or formerly of said Brooking and lands now or formerly of Parvin E. Hoffman, North fifteen (15) degrees zero (00) minutes West, one hundred sixty-nine and twenty-two hundredths (169.22) feet to a point on the Southerly right-of-way of East Eighth Street; THENCE along said right-of-way, North seventy-five (75) degrees zero (00) minutes East, forty (40.00) feet to the place of BEGINNING.

Containing 6,749.20 square feet of land in all.

BEING THE SAME PREMISES AS Cody R. Hack and Karina Diane Shaner, now known as Karina Diane Hack, Married, by Deed dated December 8, 2014, and recorded on December 8, 2014, by the Columbia County Recorder of Deeds as Deed Instrument No. 201409505, granted and conveyed unto Lacey J. Swisher, Single, and Brendan M. McGinnis, Single.

BEING KNOWN AND NUMBERED AS 408 East 8th Street, Bloomsburg, PA 17815.

PARCEL NO.: 05E-12-180.

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

NO: 2016-CV-955

Finance of America Mortgage LLC
(Plaintiff)

v.

Lacey J. Swisher and Brendan M. McGinnis
(Defendants)

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

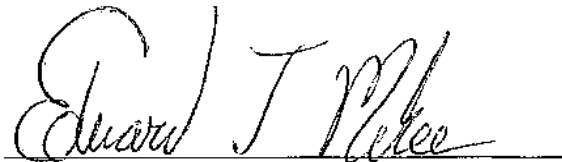
Issue Writ of Execution in the above matter:

Amount due..... \$ 111,078.15

Interest from October 6, 2016,
at the per diem rate of \$10.73
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

FILED
PROTHONOTARY
2016 OCT -6 P 12:23
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA



Edward J. McKee, Esquire
PA Attorney ID No. 316721
Attorney for Plaintiff

Legal Description

ALL THAT CERTAIN piece, parcel and lot of land situate on the South side of East Eighth Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly right-of-way of East Eighth Street, said point being at the Northwest corner of lands now or formerly of George S. Sr. and Beatrice W. Stradtman; THENCE along lands now or formerly of said Stradtman, South fifteen (15) degrees zero (00) minutes East, one hundred sixty-eight and twenty-three hundredths (168.23) feet to a point; THENCE along same, South seventy-three (73) degrees thirty-five (35) minutes West, forty and one hundredth (40.01) feet to a point at the Southeast corner of lands now or formerly of John Brooking; THENCE along the Easterly line of lands now or formerly of said Brooking and lands now or formerly of Parvin E. Hoffman, North fifteen (15) degrees zero (00) minutes West, one hundred sixty-nine and twenty-two hundredths (169.22) feet to a point on the Southerly right-of-way of East Eighth Street; THENCE along said right-of-way, North seventy-five (75) degrees zero (00) minutes East, forty (40.00) feet to the place of BEGINNING.

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BEING KNOWN AND NUMBERED AS 408 East 8th Street, Bloomsburg, PA 17815.

PARCEL NO.: 05E-12-180.

Document Receipt

Trans #	9122	Carrier / service:	USPS Server	First-Class Mail®	10/12/2016 12:00:00 AM
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Ship to:

LUZERNE CO DOMESTIC RELATION	LUZEREN COURTHOUSE
113 WEST NORTH STREET	

Tracking #:	71901140006000091180
Doc Ref #:	2016ED164
Postage	5.1300

WILKESBARRE PA 18711

Document Receipt

Trans #	9120	Carrier / service:	USPS Server	First-Class Mail®	10/12/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000091166

Doc Ref #: 2016ED164

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9122	Carrier / service:	USPS Server	First-Class Mail®	10/12/2016 12:00:00 AM
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Ship to:

LUZERNE CO DOMESTIC RELATION LUZEREN COURTHOUSE

113 WEST NORTH STREET

Tracking #: 71901140006000091180

Doc Ref #: 2016ED164

Postage 5.1300

WILKESBARRE PA 18711

Document Receipt

Trans #	9120	Carrier / service:	USPS Server	First-Class Mail®	10/12/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000091166

Doc Ref #: 2016ED164

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9119	Carrier / service:	USPS Server	First-Class Mail®	10/12/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000091159

Doc Ref #: 2016ED164

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9118	Carrier / service:	USPS Server	First-Class Mail®	10/12/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000091142

Doc Ref #: 2016ED164

Postage 5.1300

HARRISBURG PA 17128

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

FIRST NIAGARA
50-7044/2223

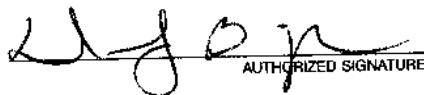
DATE	CHECK	AMOUNT
10/05/16		\$1,350.00

One Thousand Three Hundred Fifty and 00/100*****

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT

Memo: XXXXXX5633, Swisher, Lacey J.


AUTHORIZED SIGNATURE

⑈040117⑈ ⑆222370440⑆007901126255⑈