

# SHERIFF'S SALE COST SHEET

*Comptrolle Home Loans vs. Adam Beck*  
 NO. 137-05 ED NO. 061-05 JD DATE/TIME OF SALE 3-15-06 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$150.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$32.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$24.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$5.00
NOTARY	\$10.00
TOTAL *****	\$394.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$64.00
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$889.00
PROTHONOTARY (NOTARY)	\$10.00
RECORD OF DEEDS	\$41.50
TOTAL *****	\$56.50

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$20
SCHOOL DIST.	\$20
DELINQUENT	\$5.00
TOTAL *****	\$278.11

MUNICIPAL FEES DUE:	
SEWER	\$20
WATER	\$20
TOTAL *****	\$40
SURCHARGE FEE (DSTE)	\$110.00
MISC.	\$
TOTAL *****	\$150

TOTAL COSTS (OPENING BID) \$1722.61

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

Countywide Home Loans VS Adams Reck

NO. 137-05 ED NO. 261-05 JD

DATE/TIME OF SALE: 3-15-06 0930

BID PRICE (INCLUDES COST) \$ 75,000.00

POUNDAGE - 2% OF BID \$ 1500.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1398.74

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 77898.74

PURCHASER(S): GEORGE A. HOZE

ADDRESS: 6010 Old Berwick Rd Blomsbwrg, Pa 17815

NAMES(S) ON DEED: George A. Hoze

PURCHASER(S) SIGNATURE(S): George A. Hoze

TOTAL DUE: \$ 77898.74

LESS DEPOSIT: \$ 7500.00

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

TOTAL DUE IN 8 DAYS \$ 70398.74

# - SHERIFF'S SALE -

## Distribution Sheet

Countrywide Home Loans, Inc.                      VS.                      Adam H. Keck

NO.                      261-2005                      JD                      DATE OF SALE:                      March 15, 2006

NO.                      137-2005                      ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 15, 2006 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to George A. Hoze for the price or sum of \$77,898.74 (Seventy Seven Thousand Eight Hundred Ninety Eight Dollars.  
George A. Hoze 74/100 being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	75,000.00	
Poundage .....		1,500.00	
Transfer Taxes .....		1,398.74	
Total Needed to Purchase .....			\$ 77,898.74
Amount Paid Down .....			7,500.00
Balance Needed to Purchase .....			70,398.74


### EXPENSES:

Columbia County Sheriff - Costs .....	\$	384.00	
Poundage .....		1,500.00	
			\$ 1,884.00
Newspaper .....			664.00
Printing .....			-0-
Solicitor .....			75.00
Columbia County Prothonotary .....			10.00
Columbia County Recorder of Deeds -			41.50
Deed copy work			699.37
Realty transfer taxes			699.37
State stamps			273.11
Tax Collector ( Joan Rothery-Briar Creek Twp. )			5.00
Columbia County Tax Assessment Office .....			110.00
State Treasurer .....			150.00
Other: Web Posting			250.00
Lien Search Certificate			10.00
Notary			4,871.35
TOTAL EXPENSES:			\$

Total Needed to Purchase	\$	77,898.74	
Less Expenses		4,871.35	
Net to First Lien Holder		73,027.39	
Plus Deposit		2,000.00	
Total to First Lien Holder		\$ 67,814.79	
			7,212.60

Sheriff's Office, Bloomsburg, Pa.  
March 31, 2006

So answers

  
 Timothy T. Chamberlain

Balance  
 to Adam Keck

Sheriff

COUNTRYWIDE HOME LOANS, INC.  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

*Plaintiff*

In the Court of  
Common Pleas  
of Columbia County

CIVIL ACTION - LAW

No. 2005 261

vs.  
ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603

*Defendant(s)*

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER  
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD  
PARTY**

To the Sheriff of Columbia County, Pa.:

COUNTRYWIDE HOME LOANS, INC., ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on March 15, 2006 of property located at 178 Knob Mountain Road Berwick PA 18603. Plaintiff is the holder of a mortgage dated May 31, 2002, which is recorded in Mortgage Instrument # 200207642, Columbia County Records. Plaintiff claims as follows:


Principal Balance	\$53,259.47
Interest to 03/15/2006	\$6,977.46
Escrow Balance	\$266.89
Property Preservation	\$190.75
Attorney's Fee	\$4,087.50
Late Charges	\$132.72
Costs of suit and Title Search	\$900.00
	<hr/>
	\$65,814.79

Sale Results: The property was sold to a Third Party for the amount of \$75,000.00.

Date: March 20, 2006

GOLDBECK McCAFFERTY & McKEEVER

By:

  
Michael T. McKeever, Esquire  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
mmckeever@goldbecklaw.com  
(215) 825-6303 (Direct)  
Fax (215) 825-6403

Phone: 570-389-5622  
Fax: 570-389-5625

**Columbia County  
Sheriff's Office**

# Fax

**To:** Lynn

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Date:** March 22, 2006

**Phone:**

**Pages:** 3

**Re:**

**CC:**

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

•**Comments:** proposed deed

Back  
Fax 389-1757  
Attn. Lynn  
Kock Deed

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, 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 February 22; March 1, 8, 2006 as printed and published; that the affiant is one of the officers 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 10<sup>th</sup> day of MARCH 2006

(Notary Public)  
Commonwealth Of Pennsylvania  
My commission expires  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
Member, Pennsylvania Association Of Notaries

And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

COUNTRYWIDE HOME LOANS INC.

VS.

ADAM KECK

WRIT OF EXECUTION #137 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ADAM KECK AT 178 KNOB MOUNTAIN RD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8<sup>TH</sup> DAY OF FEBRUARY 2006

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

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COUNTRYWIDE HOME LOANS, INC.

137ED2005

VS.

ADAM H. KECK

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 11/17/2005 FOR THE FOLLOWING REASONS: CERTIFIED UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME  
THIS Wednesday, February 08, 2006

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

SO ANSWERS :

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TIMOTHY T. CHAMBERLAIN  
SHERIFF

SUSQUEHANNA VALLEY  
LAND ABSTRACT COMPANY

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31 EAST MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815  
(570) 784-1189 • (800) 784-1189 • FAX (570) 389-1757

March 28, 2006

Timothy T. Chamberlain, Sheriff  
Columbia County Court House  
Bloomsburg, PA 17815

Re: Keck (Shcriff Deed) to Hozc  
Real Estate Transfer  
178 Knob Mountain Rd., Berwick, PA

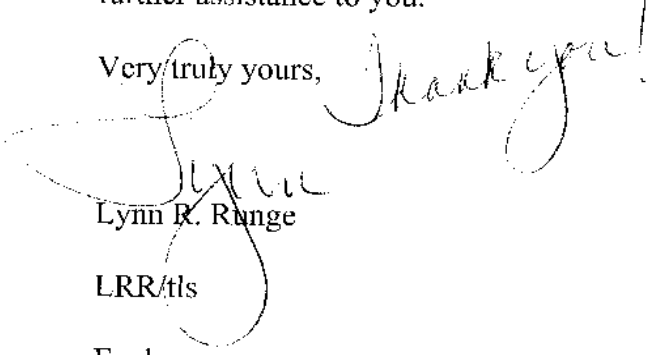
Dear Mr. Chamberlain:

Enclosed please find our check no. 45521 in the amount of \$70,398.74 representing the proceeds regarding the above referenced property.

Also enclosed you will find the HUD-1 settlement statements for you to sign which simply reflect the downpayment money you received.

Please feel free to contact us with any questions you may have or if we can be of any further assistance to you.

Very truly yours,

  
Lynn R. Runge

LRR/tls

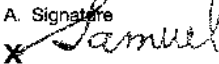

Enclosures

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

Article Number 7004

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature 	
Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230		<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address	
		B. Received by ( Printed Name ) C. Date of Delivery 	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Article Number (Transfer from service label) Form 3811, February 2004		7004 2890 0001 4115 8435 Domestic Return Receipt 102595-02-M-1	

## SETTLEMENT STATEMENT

TitleExpress Sett .nt System Printed 03/24/2006 at 11:40 TLS

## L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION based on price :

Division of commission (line 700) as follows:

701. \$ to

702. \$ to

703. Commission paid at Settlement

PAID FROM  
BORROWER'S  
FUNDS AT  
SETTLEMENTPAID FROM  
SELLER'S  
FUNDS AT  
SETTLEMENT

## 800. ITEMS PAYABLE IN CONNECTION WITH LOAN

801. Loan Origination Fee %

802. Loan Discount %

803. Appraisal Fee to REALTY WORLD

(P.O.C.) 300.00 Buyer

804. Credit Report to UNITED ONE RESOURCES

17.00

805. Lender's Inspection Fee

806. Mortgage Application Fee to FIRST NATIONAL BANK OF BERWICK

(P.O.C.) 100.00 Buyer

807. DOCUMENT PREP FEE to FIRST NATIONAL BANK OF BERWICK

175.00

808. UNDERWRITING FEE to FIRST NATIONAL BANK OF BERWICK

100.00

809. FLOOD CERT FEE to UNITED ONE RESOURCES

(P.O.C.) 22.00 Buyer

810.

811.

## 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE

901. Interest From to @\$ /day

902. Mortgage Insurance Premium for to

903. Hazard Insurance Premium for 1 YEAR to ESTIMATED

(P.O.C.) 500.00 Buyer

904.

905.

## 1000. RESERVES DEPOSITED WITH LENDER FOR

1001. Hazard Insurance mo. @ \$ /mo

1002. Mortgage Insurance mo. @ \$ /mo

1003. City Property Tax mo. @ \$ /mo

1004. County Property Tax mo. @ \$ /mo

1005. School Taxes mo. @ \$ /mo

1009. Aggregate Analysis Adjustment

## 1100. TITLE CHARGES

1101. Settlement or closing fee

1102. Collateral Search to SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY

75.00

1103. Title examination

1104. Title insurance binder

1105. Document Preparation to SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY

60.00

1106. Notary Fees

1107. Attorney's fees

(includes above items No:

1108. Title Insurance to SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY

738.75

(includes above items No:

1109. Lender's Policy 80,000.00 -

1110. Owner's Policy 77,898.74 - 738.75

1111. END 100, 300, 900 to SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY

150.00

1112.

1113.

## 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES

1201. Recording Fees Deed \$41.50 ; Mortgage \$ 102.50 ; Release \$ (P.O.C.) 41.50 Buyer

102.50

1202. City/County tax/stamps Deed \$699.37 ; Mortgage \$ (P.O.C.) 699.37 Buyer

1203. State Tax/stamps Deed \$699.37 ; Mortgage \$ (P.O.C.) 699.37 Buyer

1204. QUIT CLAIM DEED to Recorder of Deeds

41.50

1205.

## 1300. ADDITIONAL SETTLEMENT CHARGES

1301. Survey

1302. Pest Inspection

1303. REIMB. TAX CERT FEE to SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY

5.00

1304. SEWER (1/1-3/31/06 COLL.) to BERWICK AREA JOINT SEWER AUTHORITY

70.29

1305. 2006 CO/BOR TAX (COLL.) to CONNIE C. GINGER

271.16

1306.

1307.

1308.

1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)

1,806.20

## HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

GEORGE A. HOZE

COLUMBIA COUNTY SHERIFF'S OFFICE

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

By

DATE

3-27-06

SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY SETTLEMENT TRUST ACCOUNT

045521

Date: 03/27/06 Amount: 70,398.74 File Number: 10,217 Check #: 45521

Pay To: COLUMBIA COUNTY SHERIFF'S OFFICE

Buyer: GEORGE A. HOZE

Seller: COLUMBIA COUNTY SHERIFF'S OFFICE

Property: 178 KNOB MOUNTAIN ROAD, BERWICK, PA 18603

70,398.74 Cash from Closing

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

SUSQUEHANNA VALLEY LAND ABSTRACT COMPANY  
SETTLEMENT TRUST ACCOUNT  
31 EAST MAIN STREET  
BLOOMSBURG, PA 17815

FIRST COLUMBIA BANK & TRUST CO.

60-593/313

045521

45521

03/27/06

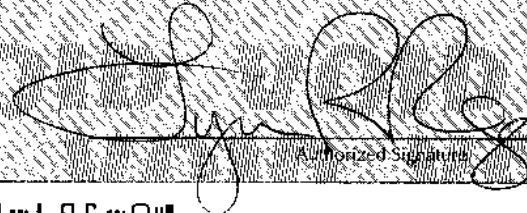
\*\*\*\$70,398.74\*\*\*

DATE

AMOUNT

The Sum SEVENTY THOUSAND THREE HUNDRED NINETY EIGHT DOLLARS and 74/100

PAY  
TO THE  
ORDER  
OF  
COLUMBIA COUNTY SHERIFF'S OFFICE

  
Authorized Signature

⑈045521⑈ ⑆031305936⑆ 028⑈486⑈0⑈

**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**  
**SUITE 5000 MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106**  
**WWW.GOLDBECKLAW.COM**

February 14, 2006

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2005 261**  
**ADAM H. KECK**

Real Estate Division:

The above case may be sold on March 15, 2006. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By:** /s/ Barbara Hand  
**Barb Hand, Paralegal**  
**Manager of Pre-Sale Department**  
Phone: (215) 825-6320 (direct dial)  
Fax: (215) 825-6420  
Email: bhand@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

CWD-4364  
CF: 03/08/2005  
SD: 03/15/2006  
\$58,126.27

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK  
Mortgagor(s) and  
Record Owner(s)

178 Knob Mountain Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 261

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

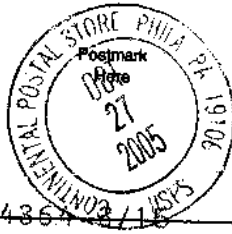
7005 0390 0002 0866 2042

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 3.85
Certified Fee	Yes
Return Receipt Fee (Endorsement Required)	Yes
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.90



Sent To **KECK, ADAM**  
 Street, Apt. No., or PO Box No. **178 Knob Mountain Road**  
 City, State, ZIP+4 **Berwick, PA 18603-5286**

PS Form 3800, June 2002

See Reverse for Instructions

7005 0390 0002 0866 2035

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 3.85
Certified Fee	Yes
Return Receipt Fee (Endorsement Required)	Yes
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.90



Sent To **ADAM H. KECK**  
 Street, Apt. No., or PO Box No. **86 DOHL ROAD**  
 City, State, ZIP+4 **BERWICK, PA 18603**

PS Form 3800, June 2002

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article addressed to:

**CWD-4364 3/15**

**KECK, ADAM**  
**178 Knob Mountain Road**  
**Berwick, PA 18603-5286**

2. Article Number  
 (Transfer from service label)

PS Form 3811, February 2004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Jacqueline J. Keck* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

**JACQUELINE J. KECK** Date of Delivery **NOV 4 2005**

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes



Domestic Return Receipt

102595-02-M-1540

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
 (If issued as a certificate of mailing, or for additional copies of this bill)  
 Postmark and Date of Receipt

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
-----	-----------------	----------------------------	---------------	-------------------	--------	--------	--------	--------	--------

DOMESTIC RELATIONS OF COLUMBIA

PO Box 380  
 Bloomsburg, PA 17815

2.

PA DEPARTMENT OF PUBLIC WELFARE -  
 Bureau of Child Support Enforcement  
 Health and Welfare Bldg. - Room 432  
 P.O. Box 2675  
 Harrisburg, PA 17105-2675

TENANTS/OCCUPANTS  
 178 Knob Mountain Road  
 Berwick, PA 18603



UNITED STATES POSTAGE  
 02 1A  
 0004340453  
 MAILED FROM ZIP CODE 19106  
**\$ 02.70<sup>00</sup>**  
 OCT 27 2005

5.

6.

8.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

CWD-4364

ADAM H. KECK

Complete by Typewriter, Ink, or Ball Point Pen

*Columbia*

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 Corporate Drive

PTX C-35

Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK

**Mortgagor(s) and Record Owner(s)**

178 Knob Mountain Road

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2005 261

**AFFIDAVIT PURSUANT TO RULE 3129**

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

178 Knob Mountain Road  
Berwick, PA 18603

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

ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603-5286

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

ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603-5286

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

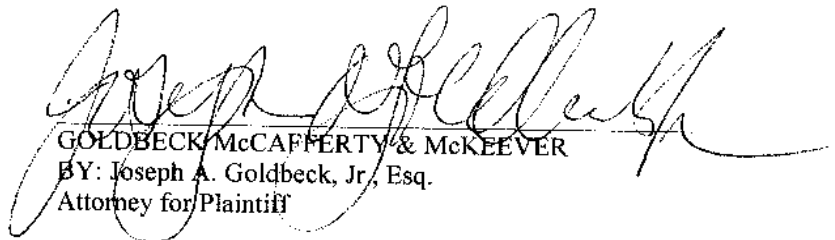
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

TENANTS/OCCUPANTS  
178 Knob Mountain Road  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: February 14, 2006

  
GOLDBECK/McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/21/2005

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 137ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
ADAM KECK
178 KNOB MT. ROAD
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

→ F. OTHER (SPECIFY) 3392 SUNRISE PATH  
SENECA FALLS, NY. 13148

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>10-26-05</u>	<u>1030</u>	<u>DANIELLO</u>	<u>MOLLO</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY P. DeL. DATE 10-26-05

10-26-05  
Sent Certified

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/21/2005

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 137ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON 2515 VUHAN

RELATIONSHIP Cust Serv IDENTIFICATION \_\_\_\_\_

DATE 10-26-05 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cuts DATE 10-26-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 10/21/2005

SERVICE# 3 - OF - 11 SERVICES  
 DOCKET # 137ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK  
 ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH RD
BERWICK

**PAPERS TO SERVED**  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 10-26-05 TIME 1:05 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY Paul DeLo DATE 10-26-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/21/2005

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 137ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Deb M. / 12

RELATIONSHIP clerk IDENTIFICATION \_\_\_\_\_

DATE 10-26-5 TIME 1320 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 10-26-5

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 10/26/2005

Fee: \$5.00

Cert. NO: 1382

KECK ADAM H  
178 KNOB MT ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 0455 -0555  
Location: 178 KNOB MOUNTAIN RD  
Parcel Id: 07 -08 -013-00,000

Assessment: 21,453  
Balances as of 10/26/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/21/2005

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 137ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
------------------------------

BERWICK SEWER
---------------

1108 FREAS AVE.
-----------------

BERWICK
---------

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON HELLY GREER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 10/24/05 TIME 1540 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

(F) OTHER (SPECIFY) SERVED CLERK  
AT ADDRESS SHOWN ABOVE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

10/24/05

# REAL ESTATE OUTLINE

ED # 137-05

DATE RECEIVED 10-21-05  
DOCKET AND INDEX 10-22-05  
SET FILE FOLDER UP 10-22-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR ~~\$1,350.00~~ OR 2000.00 ☒ CK# 239752

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

SALE DATE Mar 15, 06 TIME 0930  
POSTING DATE Feb, 8, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb. 22  
2<sup>ND</sup> WEEK Mar 1  
3<sup>RD</sup> WEEK 8, 06

# SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 137 OF 2005 ED AND CIVIL WRIT NO. 261 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at public road, being the southeast corner of other lands now or late of Cletus Utt; thence along public road South 71 degrees 30 minutes West, four Hundred forty-eight and seven-tenths (448.7) feet to a point in the intersection of public road; thence along public road South 1 degree 45 minutes West, two hundred eighty-seven (287.0) feet to a point; thence along lands now or late of Forrest Slusser, North 68 degrees 30 minutes East, four hundred eighty-seven and four-tenths (487.4) feet to a point thence along lands now or late of Joseph Petaki, North 4 degrees 23 minutes West, two hundred fifty-one and three-tenths (251.3) feet to a point at public road, the place of BEGINNING.

CONTAINING 2.731 ACRES more or less.

BEING THE SAME PREMISES which Frances A. Utt and Drew R. Utt, her husband, by deed 10/7/91 and recorded 10/18/91 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 485 at Page 623, granted and conveyed unto Adam H. Keck.

TAX PARCEL #: 07-08-013

## 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 (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

COUNTRYWIDE HOME LOANS, INC.  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

vs.

ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2005 261

*2005-ED-137*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 178 Knob Mountain Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$58,126.27

Interest From 10/01/2004  
Through 04/12/2005

(Costs to be added)

Dated:

*10-21-2005*

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

Deputy

*Elizabeth A. Burman*

Term  
No. 2005 261

IN THE COURT OF COMMON PLEAS  
COUNTRYWIDE HOME LOANS, INC.

VS.

ADAM H. KECK  
Mortgagee(s)  
178 Knob Mountain Road Berwick, PA 18603

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$58,126.27
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

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TAX PARCEL #: 07-08-013

Complaint \$90.00 pd  
Judgment \$14.00 pd  
Quit \$23.00 pd  
Quit \$23.00 pd  
Satisfy \$7.00

Goldbeck McCafferty & McKeever  
By: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK  
(Mortgagor(s) and Record Owner(s))  
178 Knob Mountain Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 261

*2005-ED-137*

**AFFIDAVIT PURSUANT TO RULE 3129**

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

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Berwick, PA 18603

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ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603-5286

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

ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603-5286

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale:

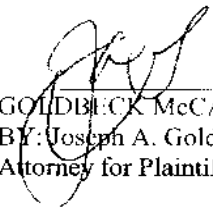
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANTS/OCCUPANTS  
178 Knob Mountain Road  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: October 19, 2005

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK  
(Mortgagor(s) and Record Owner(s))  
178 Knob Mountain Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 261

*2005-ED-137*

AFFIDAVIT PURSUANT TO RULE 3129

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Berwick, PA 18603

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ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603-5286

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ADAM H. KECK  
178 Knob Mountain Road  
Berwick, PA 18603-5286

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DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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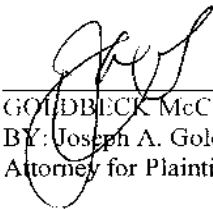
TENANTS/OCCUPANTS

178 Knob Mountain Road  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: October 19, 2005



\_\_\_\_\_  
GOLDBECK McCARTHERY & McKEEVER  
By: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
 Attorney I.D.#16132  
 Suite 5000 - Mellon Independence Center  
 701 Market Street  
 Philadelphia, PA 19106-1532  
 215-627-1322  
 Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.  
 7105 Corporate Drive  
 PTX C-35  
 Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK  
**Mortgagor(s) and Record Owner(s)**

178 Knob Mountain Road  
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
 FORECLOSURE

Term

No. 2005 261

*2005-ED-137*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: ADAM H. KECK  
**ADAM H KECK**  
 86 DOHL ROAD  
 BERWICK, PA 18603

Your house at 178 Knob Mountain Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:30 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$58,126.27 obtained by COUNTRYWIDE HOME LOANS, INC. against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to COUNTRYWIDE HOME LOANS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322

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 168 E. 5th Street  
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**PENNSYLVANIA BAR ASSOCIATION**  
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 Harrisburg, PA 17108

Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

**COUNTRYWIDE HOME LOANS, INC.**

7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK  
**Mortgagor(s) and Record Owner(s)**  
178 Knob Mountain Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

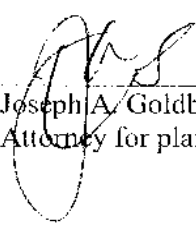
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2005 261

*2005-ED-137*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.  
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Plaintiff

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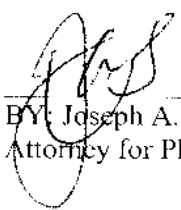
ACTION OF MORTGAGE FORECLOSURE

No. 2005 261

*2005.ED.137*

**WAIVER OF WATCHMAN**

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

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at public road, being the southeast corner of other lands now or late of Cletus Utt; thence along public road South 71 degrees 30 minutes West, four hundred forty-eight and seven-tenths (448.7) feet to a point in the intersection of public road; thence along public road South 1 degree 45 minutes West, two hundred eighty-seven (287.0) feet to a point; thence along lands now or late of Forrest Slusser, North 68 degrees 30 minutes East, four hundred eighty-seven and four-tenths (487.4) feet to a point thence along lands now or late of Joseph Petaki, North 4 degrees 23 minutes West, two hundred fifty-one and three-tenths (251.3) feet to a point at public road, the place of BEGINNING.

CONTAINING 2.731 ACRES more or less.

BEING THE SAME PREMISES which Frances A. Utt and Drew R. Utt, her husband, by deed dated 10/7/91 and recorded 10/18/91 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 485 at Page 623, granted and conveyed unto Adam H. Keck.

TAX PARCEL #: 07-08-013

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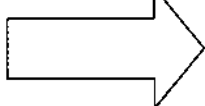
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## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ COUNTRYWIDE HOME LOANS, INC.		COURT NUMBER 2005 261
DEFENDANT/S/ ADAM H. KECK		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
ADAM H. KECK

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
178 Knob Mountain Road, Berwick, PA 18603-5286

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY

*Joseph A. Goldbeck, Jr.*

TELEPHONE NUMBER  
(215) 627-1322

DATE  
October 19, 2005

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

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Attorney for Plaintiff

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7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632  
Plaintiff

vs.

ADAM H. KECK  
Mortgagor(s) and Record Owner(s)

178 Knob Mountain Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 261

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: KECK, ADAM  
**ADAM H. KECK**  
178 Knob Mountain Road  
Berwick, PA 18603-5286

Your house at 178 Knob Mountain Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:30 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$58,126.27 obtained by COUNTRYWIDE HOME LOANS, INC. against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to COUNTRYWIDE HOME LOANS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
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 Attorney for Plaintiff

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 Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK  
 Mortgagor(s) and Record Owner(s)

178 Knob Mountain Road  
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

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ACTION OF MORTGAGE  
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 P.O. Box 186  
 Harrisburg, PA 17108

# AWAIT SALE DATE

Task to be completed

Task has been completed

XX Login Judgment/Writ

XX Order Continuation Search

## THEN TO RACK TO AWAIT SALE DATE

### DATE ASSIGNED BY SHERIFF

Task to be completed

Task has been completed

XX Fill in sale date on system on all appropriate places

XX Take out Await Sale Date comment

XX Complete Await Sale Date task

XX Fill in sale date on mail and lienholder letters

Prepare and/or send unusual/out of state service (checks required)

XX Advise client of sale date

Update Website

Update Lenstar

~~XX~~ Update Fannie Mae Website

Send HUD Occupancy letters

Order VA Appraisal

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

FIRSTTRUST BANK

3-7380/2360

10/19/2005

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

\$ 2,000.00

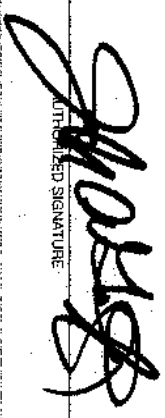
TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO Keck

AUTHORIZED SIGNATURE



⑈ 239752⑈ ⑆23607380⑆ 70 1100018⑈