

# SHERIFF'S SALE COST SHEET

Countywide Home Loans VS. Ronny & Matthew Aucker  
 NO. 152-05 ED NO. 1287-05 JD DATE/TIME OF SALE 5-24-06 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>459.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>673.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>898.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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	\$
WATER	20	\$
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC.		\$
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1563.50

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Countywide Home Loans VS Remig & Matthew Tucker

NO. 152-05 ED NO. 1287-05 JD

DATE/TIME OF SALE: 5-24-06 1100

BID PRICE (INCLUDES COST) \$ 1563,50

POUNDAGE - 2% OF BID \$ 51.27

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1594.77

PURCHASER(S): John S. Tucker

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

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

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

TOTAL DUE: \$ 1594.77

LESS DEPOSIT: \$ 2000.00

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

~~TOTAL DUE IN 8 DAYS~~ \$ 405.23 re-fund

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Suite 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

[www.goldbecklaw.com](http://www.goldbecklaw.com)

May 30, 2006

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: COUNTRYWIDE HOME LOANS, INC. vs. RONNA A. AUCKER and MATTHEW J. AUCKER

**Sale Book/Writ No.: /**

Docket Number: 2005 CV 1287 MF

Sale Date: 05/24/2006

Property Address: 6605 Keefers Lane Bloomsburg, PA 17815-8727

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

FANNIE MAE

International Plaza II

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254-2916

**If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Amy Gough.** Please notify our office when the deed is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Amanda Dilchus

Post Sale Department

215-825-6323

215-825-6423 (fax)

[adilchus@goldbecklaw.com](mailto:adilchus@goldbecklaw.com)

Amy Gough

215-825-6348

215-825-6448 (fax)

[agough@goldbecklaw.com](mailto:agough@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

<p><b>1. Article Addressed to:</b></p> <p><b>Article Number</b> (Transfer from service label)</p> <p><b>PS Form 3811, February 2004</b></p> <p><b>Domestic Return Receipt</b></p> <p><b>102595-02-M-1</b></p>	<p><b>2. Article Number</b> (Transfer from service label)</p> <p><b>7004 2890 0001 4115 9036</b></p> <p><b>PS Form 3811, February 2004</b></p> <p><b>Domestic Return Receipt</b></p> <p><b>102595-02-M-1</b></p>	<p><b>3. Service Type</b></p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p><b>4. Restricted Delivery? (Extra Fee)</b> <input type="checkbox"/> Yes</p>
<p><b>1. Article Addressed to:</b></p> <p><b>Article Number</b> (Transfer from service label)</p> <p><b>PS Form 3811, February 2004</b></p> <p><b>Domestic Return Receipt</b></p> <p><b>102595-02-M-1</b></p>	<p><b>2. Article Number</b> (Transfer from service label)</p> <p><b>7004 2890 0001 4115 9036</b></p> <p><b>PS Form 3811, February 2004</b></p> <p><b>Domestic Return Receipt</b></p> <p><b>102595-02-M-1</b></p>	<p><b>3. Service Type</b></p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p><b>4. Restricted Delivery? (Extra Fee)</b> <input type="checkbox"/> Yes</p>
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## 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:

U. S. SMALL BUSINESS ADMINISTRATION  
 PHILADELPHIA DISTRICT OFFICE  
 ROBERT N.C. NIX FEDERAL BUILDING  
 900 MARKET STREET- 5<sup>TH</sup> FLOOR  
 PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 9043

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

152  
Agent  
Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

1. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

## 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:

INTERNAL REVENUE SERVICE  
 TECHNICAL SUPPORT GROUP  
 WILLIAM GREEN FEDERAL BUILDING  
 600 ARCH STREET ROOM 3259  
 PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 9067

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

152  
Agent  
Address

B. Received by (Printed Name)

C. Date of Delivery

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

## 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:

Your Building Centers, Inc.  
 1607 Beale Avenue  
 Altoona, PA 16603

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 9029

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

152  
Agent  
Address

B. Received by (Printed Name)

C. Date of Delivery

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

## **Assignment of Bid**

NO. 2005 CV 1287 MF – AUCKER  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated May 24, 2006 to:

FANNIE MAE  
International Plaza II  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2916

GOLDBECK MCCAFFERTY & MCKEEVER

Date: May 30, 2006

A handwritten signature in black ink, appearing to read "J. Goldbeck, Jr.", is written over a horizontal line.

JOSEPH A. GOLDBECK, JR.

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

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/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

NAME	TELEPHONE NUMBER
<b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	<b>(215) 627-1322</b>
STREET ADDRESS	CITY STATE ZIP CODE
701 Market Street, Suite 5000 - Mellon Independence Center	Philadelphia PA 19106-1532

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S)	DATE OF ACCEPTANCE OF DOCUMENT
SHERIFF OF COLUMBIA COUNTY	GRANTEE(S)/LESSEE(S)
	FANNIE MAE
STREET ADDRESS	STREET ADDRESS
Sheriff's Office, PO Box 380	International Plaza II, 14221 Dallas Parkway, Suite 1000
CITY STATE ZIP CODE	CITY STATE ZIP CODE
Bloomsburg PA 17815	Dallas TX 75254-2916

**C. PROPERTY LOCATION**

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
6605 Keefers Lane	Bloomsburg - SOUTH CENTRE TOWNSHIP
COUNTY	SCHOOL DISTRICT
Columbia	
1. ACTUAL CASH CONSIDERATION	2. OTHER CONSIDERATION
\$1,563.50	+ -0-
	3. TOTAL CONSIDERATION
	= \$1,563.50

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE	5. COMMON LEVEL RATIO	6. FAIR MARKET VALUE
\$22,229.00	FACTOR	
	X 3.26	= \$72,466.54

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST
100%	CONVEYED 100%

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

- ☐ Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book: 702, Page: 0786
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_
- FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.© (2).

Under penalties of law or ordinance, 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

DATE

May 30, 2006

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

March 13, 2006

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

RE: COUNTRYWIDE HOME LOANS, INC.  
vs.  
RONNA A. AUCKER and MATTHEW J. AUCKER  
Term No. 2005 CV 1287 MF

**Property address:**

**6605 Keefers Lane  
Bloomsburg, PA 17815-8727**

**Sheriff's Sale Date: March 15, 2006**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 15, 2006 to May 24, 2006.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.  
JOSEPH A. GOLDBECK, JR.

JAG/AmyG

cc: Cecily Miller  
COUNTRYWIDE HOME LOANS INC.  
Acct. #6396975



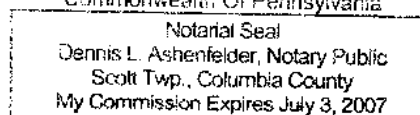
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 10th day of MARCH, 2006

(Notary Public)

My commission expires



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

152

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

February 22, 2006

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

RE: No. 2005 CV 1287 MF  
**RONNA A. AUCKER and MATTHEW J. AUCKER**

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  
Attorney for Plaintiff

CWD-5127  
CF: 10/14/2005  
SD: 03/15/2006  
\$82,725.27

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

Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
Mortgagor(s) and  
Record Owner(s)

6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 1287 MF

**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:

- per Sheriff Chamberlain - Both served N.O.S. on 12/5/05.**
- ☒ 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.

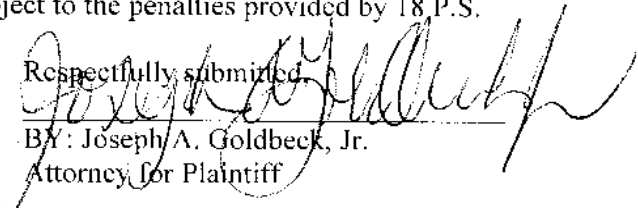
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) 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 0867 4182

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

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

**OFFICIAL USE**

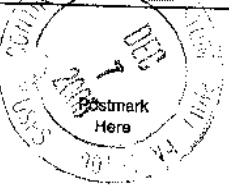
Postage	\$	Yes	
Certified Fee		Yes	
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)		4.42	
Total Postage & Fees	\$		
Sent To <b>AUCKER, RONNA</b>			
6000 Old Berwick Road			
Bloomburg, PA 17815-1			
City, State, ZIP+4			
PS Form 3800, June 2002 See Reverse for Instructions			

7005 0390 0002 0867 4175

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

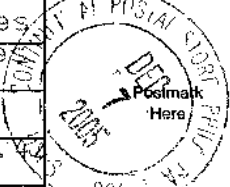
Postage	\$	Yes	
Certified Fee		Yes	
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)		4.42	
Total Postage & Fees	\$		
Sent To <b>AUCKER, MATTHEW</b>			
6000 Old Berwick Road			
Bloomburg, PA 17815-8			
City, State, ZIP+4			
PS Form 3800, June 2002 See Reverse for Instructions			

7005 0390 0002 0867 4168

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

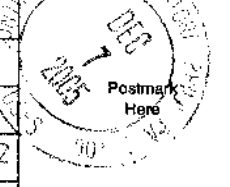
Postage	\$	Yes	
Certified Fee		Yes	
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)		4.42	
Total Postage & Fees	\$		
Sent To <b>RONNA A. AUCKER</b>			
6605 KEEFERS LANE			
BLOOMSBURG, PA 17815-8			
City, State, ZIP+4			
PS Form 3800, June 2002 See Reverse for Instructions			

7005 0390 0002 0867 4151

U.S. Postal Service™  
**CERTIFIED MAIL™ 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	\$	Yes	
Certified Fee		Yes	
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)		4.42	
Total Postage & Fees	\$		
Sent To <b>MATTHEW J. AUCKER</b>			
6605 KEEFERS LANE			
BLOOMSBURG, PA 17815-8			
City, State, ZIP+4			
PS Form 3800, June 2002 See Reverse for Instructions			

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

1. YOUR BUILDING CENTERS, INC.  
2607 BEALE AVENUE  
ALTOONA, PA 16603

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

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

4. NORTHERN CENTRAL BANK  
102 W. 4TH STREET  
WILLIAMSPORT, PA 17701-6132

5. NORTHERN CENTRAL BANK  
130 COURT STREET  
WILLIAMSPORT, PA 17701-6545

6. TENANTS/OCCUPANTS  
6605 KEEFERS LANE  
BLOOMSBURG, PA 17815-8727

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

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

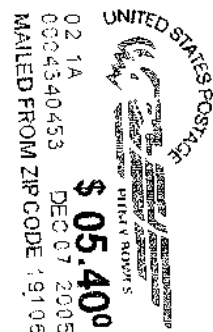
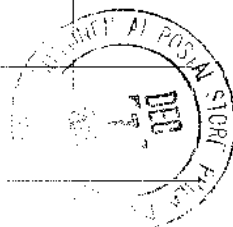
CWD-5127

RONNA A. AUCKER & MATTHEW J. AUCKER

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

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 B-35

Plano, TX 75024-3632

Plaintiff

vs.

RONNA A. AUCKER

MATTHEW J. AUCKER

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

6605 Keefers Lane

Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2005 CV 1287 MF

**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:

6605 Keefers Lane  
Bloomsburg, PA 17815-8727

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

RONNA A. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

MATTHEW J. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

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

RONNA A. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

MATTHEW J. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

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

YOUR BUILDING CENTERS, INC.  
2607 BEALE AVENUE  
ALTOONA, PA 16603

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

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

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

NORTHERN CENTRAL BANK  
102 W. 4TH STREET  
WILLIAMSPORT, PA 17701-6132

NORTHERN CENTRAL BANK  
130 COURT STREET  
WILLIAMSPORT, PA 17701-6545

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  
6605 KEFFERS LANE  
BLOOMSBURG, PA 17815-8727

(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 22, 2006

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

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.

RONNA & MATTHEW AUCKER

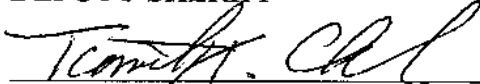
WRIT OF EXECUTION #152 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RONNA & MATTHEW AUCKER AT 6605 KEEFER'S LANE BLOOMSBURG  
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) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 152ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE


RONNA A. AUCKER  
MATTHEW J. AUCKER

AFFIDAVIT OF SERVICE

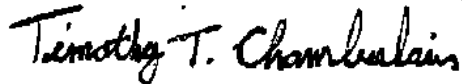
NOW, THIS MONDAY, DECEMBER 05, 2005, AT 11:50 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON MATTHEW AUCKER AT 6000 OLD  
BERWICK ROAD, BLOOMSBURG BY HANDING TO RONNA AUCKER, WIFE, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS 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



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

J. ARTER  
DEPUTY SHERIFF

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

COUNTRYWIDE HOME LOANS, INC.

Docket # 152ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

RONNA A. AUCKER  
MATTHEW J. AUCKER

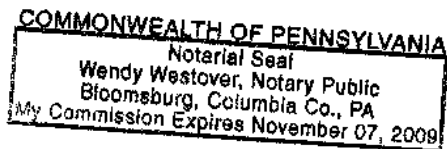
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, DECEMBER 05, 2005, AT 11:50 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON RONNA AUCKER AT 6000 OLD  
BERWICK ROAD, BLOOMSBURG BY HANDING TO RONNA AUCKER, , A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

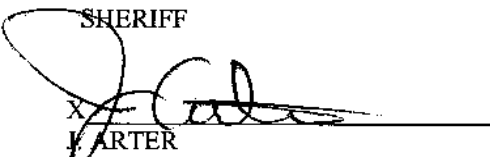
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 08, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
CARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/23/2005

SERVICE# 14 - OF - 15 SERVICES  
DOCKET # 152ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONNA A. AUCKER  
MATTHEW J. AUCKER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
-----------------------

TENANT(S)
-----------

6605 KEEFERS LANE
-------------------

BLOOMSBURG
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**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON House is Empty

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

DATE 12-5-5 TIME 1000 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. C. L.

DATE 12-5-5

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

Friday, December 02, 2005

**TENANT(S)**  
**6605 KEEFERS LANE**  
**BLOOMSBURG, PA 17815-**

**COUNTRYWIDE HOME LOANS, INC.**  
**VS**  
**RONNA A. AUCKER**  
**MATTHEW J. AUCKER**

**DOCKET # 152ED2005**

**JD # 1287JD2005**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**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 B-35  
Plano, TX 75024-3632

Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
**Mortgagor(s) and Record Owner(s)**

6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2005 CV 1287 MF

*2005-ED-152*

**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: RONNA A. AUCKER  
**RONNA A AUCKER**  
6605 KEEFERS LANE  
BLOOMSBURG, PA 17815-8727

Your house at 6605 Keefers Lane, Bloomsburg, PA 17815-8727 is scheduled to be sold at Sheriff's Sale on Mar 15, 2006 10:00 am, at ~~9:00 AM~~, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$82,725.27 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).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
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.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/23/2005

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 152ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONNA A. AUCKER  
MATTHEW J. AUCKER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
RONNA AUCKER	WRIT OF EXECUTION - MORTGAGE
6000 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON RONNA

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

DATE 12-5-5 TIME 1150 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

12-5-5 0945 AUCKER CARD

DEPUTY

J. Cullen

DATE 12-5-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/23/2005

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 152ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONNA A. AUCKER  
MATTHEW J. AUCKER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
MATTHEW AUCKER	WRIT OF EXECUTION - MORTGAGE
6000 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON RONNA

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

DATE 12-5-5 TIME 1150 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
<u>12-5-5</u>	<u>0915</u>	<u>ARTER</u>	<u>CAVED</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. Acker DATE 12-5-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/23/2005

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 152ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONNA A. AUCKER  
MATTHEW J. AUCKER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CARLA MCGILL-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
6205 MAIN STREET	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSTED BACK DOOR OF CARLA MCGILL

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 12-5-5 TIME 0940 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. Carter

DATE 12-5-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/23/2005

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 152ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONNA A. AUCKER  
MATTHEW J. AUCKER

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 LESLIE LEVAN

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

DATE 12-5-5 TIME 1110 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. Carter

DATE 12-5-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/23/2005

SERVICE# 11 - OF - 15 SERVICES  
DOCKET # 152ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONNA A. AUCKER  
MATTHEW J. AUCKER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON DEB MILLER

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

DATE 12-5-5 TIME 0800 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. Acker

DATE 12-5-5

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 12/05/2005

Fee: \$5.00

Cert. NO: 1497

AUCKER MATTHEW J & RONNA A  
6605 KEEFER LANE  
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP  
Deed: 0526 -0978  
Location: 6605 KEEFERS LN  
Parcel Id:12 -03A-007-01,000

Assessment: 22,229  
Balances as of 12/05/2005

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

By: Timothy T. Chamberlain Per: dm.

# REAL ESTATE OUTLINE

ED # 152-05

DATE RECEIVED 11-23-05  
DOCKET AND INDEX 12-2-05  
SET FILE FOLDER UP 12-2-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>✓</u>	CK# <u>242224</u>

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

SALE DATE	<u>Mar 15, 06</u>	TIME <u>1000</u>
POSTING DATE	<u>2-8-06</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb 22</u>	
	2 <sup>ND</sup> WEEK <u>Mar 1</u>	
	3 <sup>RD</sup> WEEK <u>8, 06</u>	

# SHERIFF'S SALE

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WEDNESDAY MARCH 15, 2006 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 152 OF 2005 ED AND CIVIL WRIT NO. 1287 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 LOT SITUATE ON THE NORTH SIDE OF LEGISLATIVE ROUTE NO. 19037, A STATE HIGHWAY LEADING FROM ELAN MEMORIAL PARK TO NEW THREE-LANE HIGHWAY IN SOUTH CENTRE TOWNSHIP, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE ON THE EAST SIDE OF SAID HIGHWAY, THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF MAX A. YOUNG AND PHYLLIS J. YOUNG, HIS WIFE; THENCE IN AN EASTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF MAX A. YOUNG AND PHYLLIS J. YOUNG, HIS WIFE,; 250 FEET TO AN IRON PIPE; THENCE IN A NORTHERLY DIRECTION THROUGH THE LAND NOW OR FORMERLY OF MYRON P. SHUUMAN, 100 FEET TO AN IRON PIPE; THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE LAND NOW OR FORMERLY OF MAX A. YOUNG AND PHYLLIS J. YOUNG, HIS WIFE, 250 FEET TO AN IRON PIPE, THE EDGE OF THE AFORESAID HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID HIGHWAY 100 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING.

TAX PARCEL #: 12-03A-OO7-01

## 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)

# SHERIFF'S SALE

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WEDNESDAY MARCH 15, 2006 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 152 OF 2005 ED AND CIVIL WRIT NO. 1287 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:

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TAX PARCEL #: 12-03A-007-01

## TERMS OF SALE

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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)

# SHERIFF'S SALE

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WEDNESDAY MARCH 15, 2006 AT 10:00 AM

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TAX PARCEL #: 12-03A-007-01

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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 B-35  
Plano, TX 75024-3632

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

In the Court of Common Pleas of  
Columbia County

No. 2005 CV 1287 MF

*2005-ED 152*

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: 6605 Keefers Lane Bloomsburg, PA 17815-8727

See Exhibit "A" attached

AMOUNT DUE	<u>\$82,725.27</u>
Interest From 02/01/2004 Through 11/21/2005	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated:

11-23-2005

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

Deputy

*Elizabeth A. Saman*

Tenn  
No. 2005 CV 1287 MF

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

vs.

RONNA A. AUCKER and  
MATTHEW J. AUCKER  
Mortgagor(s)  
6605 Keefer Lane Bloomsburg, PA 17815-8727

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$	82,725.27
INTEREST from		
COSTS PAID:		
PROTHY	\$	
SHERIFF	\$	
STATUTORY	\$	
COSTS DUE PROTHY	\$	
Office of Judicial Support		
Judge Fee		
Ct.		
Sat.		

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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

ALL THAT LOT SITUATE ON THE NORTH SIDE OF LEGISLATIVE ROUTE NO. 19037, A STATE HIGHWAY LEADING FROM ELAN MEMORIAL PARK TO NEW THREE-LANE HIGHWAY IN SOUTH CENTRE TOWNSHIP, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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TAX PARCEL #: 12-03A-007-01

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

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

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

Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
**Mortgagor(s) and Record Owner(s)**  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1287 MF

*2005-ED-152*

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2005 NOV 22 A 11:11

FILED  
PROTHONOTARY

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

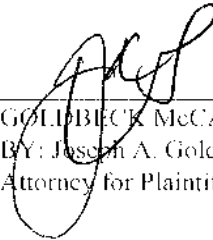
Issue Writ of Execution in the above matter:

Amount Due

\$82,725.27

Interest from  
02/01/2004 to  
11/21/2005 at  
7.8800%

(Costs to be added)

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

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

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

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

In the Court of Common Pleas of  
Columbia County

No. 2005 CV 1287 MF

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

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Dated: .....

\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy \_\_\_\_\_

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TAX PARCEL #: 12-03A-007-01

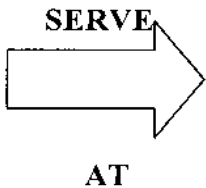
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TAX PARCEL #: 12-03A-007-01

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ COUNTRYWIDE HOME LOANS, INC.	COURT NUMBER 2005 CV 1287 MF	
DEFENDANT/S/ RONNA A. AUCKER and MATTHEW J. AUCKER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
MATTHEW J. AUCKER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
6000 Old Berwick Road, Bloomsburg, PA 17815-8722

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

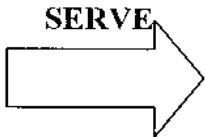
**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY <i>Joseph A Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE November 21, 2005
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		



## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ COUNTRYWIDE HOME LOANS, INC.	COURT NUMBER 2005 CV 1287 MF	
DEFENDANT/S/ RONNA A. AUCKER and MATTHEW J. AUCKER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
RONNA A. AUCKER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
6000 Old Berwick Road, Bloomsburg, PA 17815-8722

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

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

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE November 21, 2005
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**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 B-35  
Plano, TX 75024-3632  
Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
**Mortgagor(s) and Record Owner(s)**

6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2005 CV 1287 MF

*2005-ED-152*

**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: AUCKER, RONNA  
**RONNA A. AUCKER**  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

Your house at 6605 Keefers Lane, Bloomsburg, PA 17815-8727 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$82,725.27 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).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS 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.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

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

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

Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
**(Mortgagor(s) and Record Owner(s))**  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1287 MF

*2005-ED 152*

**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:

6605 Keefers Lane  
Bloomsburg, PA 17815-8727

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

RONNA A. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

MATTHEW J. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

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

RONNA A. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

MATTHEW J. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

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

YOUR BUILDING CENTERS, INC.  
2607 BEALE AVENUE  
ALTOONA, PA 16603

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

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

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

NORTHERN CENTRAL BANK  
102 W. 4TH STREET  
WILLIAMSPORT, PA 17701-6132

NORTHERN CENTRAL BANK  
130 COURT STREET  
WILLIAMSPORT, PA 17701-6545

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.

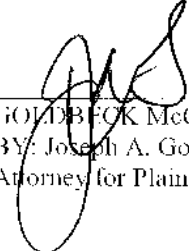
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
6605 KEEFERS LANE  
BLOOMSBURG, PA 17815-8727

(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: November 21, 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  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
**(Mortgagor(s) and Record Owner(s))**  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1287 MF

*2005 ED 152*

**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:

6605 Keefers Lane  
Bloomsburg, PA 17815-8727

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

RONNA A. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

MATTHEW J. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

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

RONNA A. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

MATTHEW J. AUCKER  
6000 Old Berwick Road  
Bloomsburg, PA 17815-8722

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

YOUR BUILDING CENTERS, INC.  
2607 BEALE AVENUE  
ALTOONA, PA 16603

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

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

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

NORTHERN CENTRAL BANK  
102 W. 4TH STREET  
WILLIAMSPORT, PA 17701-6132

NORTHERN CENTRAL BANK  
130 COURT STREET  
WILLIAMSPORT, PA 17701-6545

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  
6605 KEEFERS LANE  
BLOOMSBURG, PA 17815-8727

(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: November 21, 2005

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

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

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

Plaintiff

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
**Mortgagor(s) and Record Owner(s)**  
6605 Keefers Lane  
Bloomsburg, PA 17815-8727

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

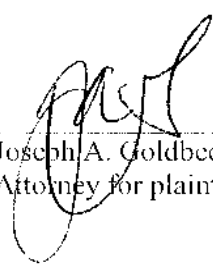
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2005 CV 1287 MF

*2005-ED-152*

**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 LD.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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

vs.

RONNA A. AUCKER  
MATTHEW J. AUCKER  
Mortgagor(s) and Record Owner(s)

6605 Keefers Lane  
Bloomsburg, PA 17815-8727  
Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

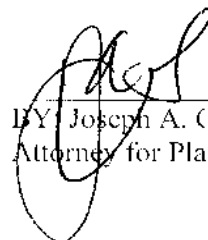
ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1287 MF

*2005-ED-152*

**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

GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

242224

FIRSTTRUST BANK

3-7380/2360

PAY

TO THE  
ORDER OF

11/21/2005

*Sheriff of Columbia County*

\$ 2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO Aucker

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 242224 ⑈ ⑆ 23607380 ⑆ 70 100018 ⑈

Security features. Details on back.