

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 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 71degrees 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 rescil 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.sheriffofcolumbiacountv.com

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 9:30 AM

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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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/18/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 47ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON LESLIE LEVAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.19.05 TIME 0905 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 Dill

DATE 04.19.05

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

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: 04-18-05

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

Deputy Basilica J. Silvestri
Clk. Asst.

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

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

Plaintiff

No. 2005 261

vs.

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

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline
Prothonotary

By: Tami B. Kline / ckh

~~Deputy~~

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

Joseph A. Goldbeck, Jr.
Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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

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 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

Writ 2005 ED 47

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

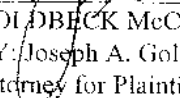
Amount Due

\$58,126.27

Interest from
10/01/2004 to
04/12/2005 at
9.1300%

(Costs to be added)

2005 MAR 19 10 15 AM


GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
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 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

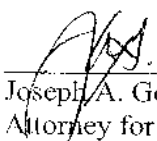
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2005 261

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
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

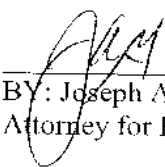
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 261

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

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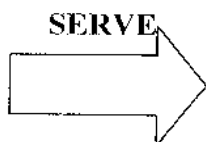
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TAX PARCEL #: 07-08-013

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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



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 <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE April 12, 2005
ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKeeever Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
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) 86 DOHL ROAD, Berwick, PA 18603

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 April 12, 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
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

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.

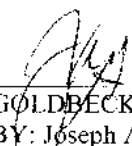
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

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: April 12, 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 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

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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

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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)

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DATED: April 12, 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

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: 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 9:00 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).

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 C-35
Plano, TX 75024-3632

Plaintiff

vs.

ADAM H. KECK
(Mortgagor(s) and Record Owner(s))
178 Knob Mountain Road
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Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 261

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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: April 12, 2005



GOLDBECK McCafferty & McKiever
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

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 9:00 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).

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 19106-1532

215-627-1322

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 Corporate Drive

PTX C-35

Plano, TX 75024-3632

Plaintiff

vs.

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Mortgagor(s) and Record Owner(s)

178 Knob Mountain Road

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

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ADAM H. KECK

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Berwick, PA 18603-5286

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Philadelphia, PA 19106
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

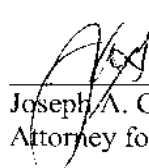
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2005 261

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

215-627-1322

Attorney for Plaintiff

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Defendant(s)

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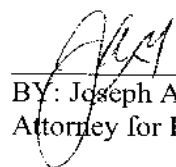
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 261

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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SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
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 <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE April 12, 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 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

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168 E. 5th Street
Bloomsburg, PA 17815**

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

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SHERIFF SERVICE INSTRUCTIONS		
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



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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
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SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
April 12, 2005

ADDRESS OF ATTORNEY

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168 E. 5th Street
Bloomsburg, PA 17815

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

M

Keck

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 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 71degrees 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.

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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

SHERIFF'S SALE COST SHEET

Countywide vs. Keck
 NO. 47-05 ED NO. 261-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>294.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>626.96</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>851.96</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</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>110.00</u>
MISC. <u>Poundage</u>	\$ <u>90.00</u>
TOTAL ***** \$ <u>90.00</u>	

TOTAL COSTS (OPENING BID)

2000 AP
 \$1350.96
 649.04 Refund

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1632
(215) 627-1322
FAX (215) 627-7734**

JOSEPH A. GOLDBECK, JR.
GARY E. McCAFFERTY
MICHAEL T. McKEEVER

August 4, 2005

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17816

RE: COUNTRYWIDE HOME LOANS, INC.
vs.
ADAM H. KECK
Term No. 2005 261

Property address:

**178 Knob Mountain Road
Berwick, PA 18603**

Sheriff's Sale Date: August 31, 2005

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$4500.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/si

SHERIFF'S SALE COST SHEET

Courtyard Home Loans vs. Adam Kalk
 NO. 47-05 ED NO. 261-05 JD DATE/TIME OF SALE 6-29-05 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>5.00</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>379.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>626.96</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>851.96</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>110.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1377.46

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 June 8, 15, 22, 2005, 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.

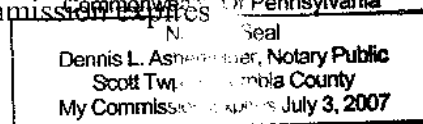
Paul R. Eyerly IV

Sworn and subscribed to before me this 27th day of June, 2005.

[Signature]

(Notary Public)

My commission expires Commonwealth of Pennsylvania



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.

.....

1. Signature ☒ Agent ☐ Addressee
2. Received by (Printed Name) Samuel N. Nix
3. Service Type ☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
5. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

1. Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
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BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

1. Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

1. Article Addressed to:
U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

1. Article Addressed to:
OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

1. Article Addressed to:
U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
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PHILADELPHIA, PA 19106

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DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

**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**

June 29, 2005

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.
ADAM H. KECK
Term No. 2005 261

Property address:

**178 Knob Mountain Road
Berwick, PA 18603**

Sheriff's Sale Date: June 29, 2005

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 29, 2005 to August 31, 2005.

Thank you for your cooperation.

Very truly yours,

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

JAG/rh

cc: Quionna Brooks
COUNTRYWIDE HOME LOANS INC.
Acct. #20350760

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Countywide Home Loans VS Adani Beck

NO. 47-05 ED NO. 261-05 JD

DATE/TIME OF SALE: 6-29-05 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

May 26, 2005

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

RE: No. 2005 261
ADAM H. KECK

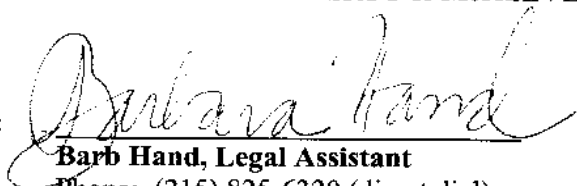
Dear Sir/Madam:

The above case may be sold on June 29, 2005. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By:



Barb Hand, Legal Assistant

Phone: (215) 825-6320 (direct dial)

Fax: (215) 825-6420

Email: bhand@goldbecklaw.com

GOLDBECK McCafferty & McLEVER
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: 06/29/2005
\$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:

☒

SERVED NOS ON 4/19/05 per Wendy @ J.O.
~~Personal Service by the Sheriff's Office/ [REDACTED]~~

☐

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).

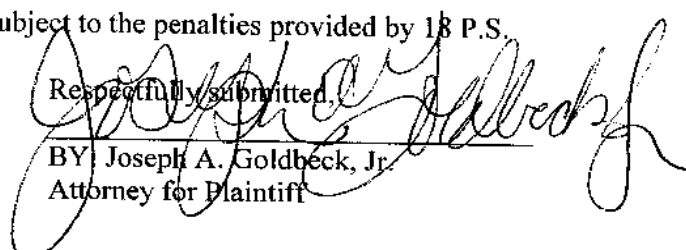
☐

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

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
Return Receipt Fee (Endorsement Required)	YES YES
Restricted Delivery Fee (Endorsement Required)	YES YES
Total Postage & Fees	\$ 4.42
PS Form 3800, June 2002	

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

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

3-37

Postage	\$		Postmark Here
Certified Fee		Yes	
Return Receipt Fee (Postage and Insurance Required)		Yes	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	4.42	

EW-4364 6/29

Sent To: ADAM H. KECK
 Street Apt. No.: 86 DOHL ROAD
 or PO Box No.: BERWICK, PA 18603
 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

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

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

Harrisburg, PA 17105-2675

TENANTS/OCCUPANTS
178 Knob Mountain Road
Berwick, PA 18603



02-10
0004340482
MAILED FROM ZIP CODE 19106
\$02.70
APR 22 2005

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)

Complete by Typewriter, Ink, or Ball Point Pen

CWD-4364

ADAM H. KECK

Columbia

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

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

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.

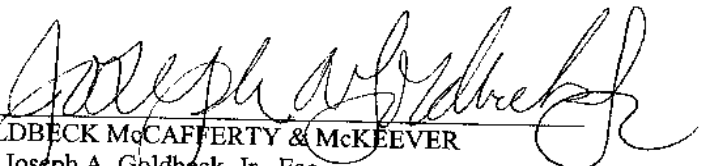
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

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: May 26, 2005


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.

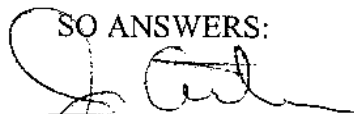
ADAM KECK

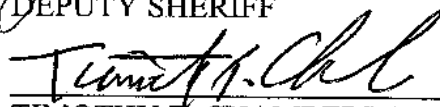
WRIT OF EXECUTION #47 OF 2005 ED

POSTING OF PROPERTY

May 25, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ADAM KECK AT 178 KNOB MT. ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF MAY 2005



NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

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 # 47ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ADAM H. KECK

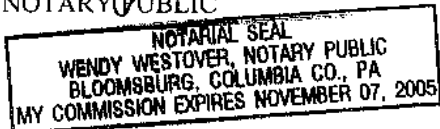
AFFIDAVIT OF SERVICE

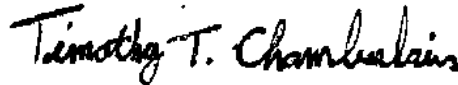
NOW, THIS TUESDAY, APRIL 19, 2005, AT 1:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ADAM KECK AT 178 KNOB MT. RD,
BERWICK BY HANDING TO ROGER KECK, Father, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 20, 2005


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF



April 22, 2005

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

COUNTRYWIDE HOME LOANS, INC.

VS

ADAM H. KECK

DOCKET # 47ED2005

JD # 261JD2005

Dear Timothy:

The property located at 178 Knob Mountain Road, Berwick Pa is not connected to the public sewer system, and therefore there is no amount to be collected through the month of June 2005.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

REAL ESTATE TAX CERTIFICATION

Cert. NO: 772

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

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

By:

By: Timothy T Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/18/2005

SERVICE# 1 - OF - 11 SERVICES
 DOCKET # 47ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK
 ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
ADAM KECK	WRIT OF EXECUTION - MORTGAGE
178 KNOB MT. RD.	FORECLOSURE
BERWICK	

SERVED UPON ROGER KECK

RELATIONSHIP FATHER IDENTIFICATION _____

DATE 04-19-05 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 Tim Dahl DATE 04-19-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2005

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 47ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON 20 STED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-19-05 TIME 1305 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

For Deed

DATE 04-19-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 47ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON GLORIA BOBERSKI

RELATIONSHIP GRTH MGR. IDENTIFICATION _____

DATE 04-19-05 TIME 1215 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

Tom Deane

DATE 04-19-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/18/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 47ED2005

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ADAM H. KECK
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Deb M. Let

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-20-5 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

DATE 4-20-5

REAL ESTATE OUTLINE

ED # 47 ED 2005

DATE RECEIVED 4-18-05
DOCKET AND INDEX 4-19-05
SET FILE FOLDER UP 4-19-05

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# 224513
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE June 29, 05 TIME 0930
POSTING DATE May 25, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK June 8
2ND WEEK 15
3RD WEEK 22, 05