

# SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Susan Geary  
 NO. 91-05 ED NO. 154-05 JD DATE/TIME OF SALE 10-12-05 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>456.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>891.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1116.08</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>254.97</u>
SCHOOL DIST. 20	\$ <u>1231.10</u>
DELINQUENT 20	\$ <u>1730.36</u>
TOTAL ***** \$ <u>3216.43</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

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

TOTAL COSTS (OPENING BID) \$ 4976.51

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

Deutsche Bank Nat. Trust vs Susan Geary

NO. 91-05 ED NO. 154-05 JD

DATE/TIME OF SALE: 10-12-05 1000

BID PRICE (INCLUDES COST) \$ 86,000

POUNDAGE - 2% OF BID \$ 1720.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6946.51

PURCHASER(S): John Slick

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

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

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

TOTAL DUE: \$ 6946.51

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 4946.51

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2005-013

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 013

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 15-20-12-14 and 15-20-12-16

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) John C. Geary to Ameriquest

Dated Oct. 8, 2002

Recorded in Columbia County Instr. # 2000112041

Assigned to Deutsche Bank National Trust

Deutsche Bank National Trust vs. John C. Geary, deceased, joined Susan A. Geary  
Complaint in Mortgage Foreclosure filed on Feb. 4, 2005 to #154-MF- 2005. Re-instated 5-5-05

**Defendant deceased;**

**Additional Defendant Susan Geary never served with Complaint prior to entry of default judgment**  
Judgment in Mortgage Foreclosure filed July 11, 2005

Writ of Execution # 91 ED- 2005 filed July 11, 2005

Notice of sale served by process server on Additional Defendant, Susan Geary on July 26, 2005

Bankruptcies: None of record in Columbia County

**Exceptions: 1) Agreement to sell property from prior owner to Kim D. Perry recorded in Columbia County Record Book 311, page 606. Kim D. Perry never signed off, nor given notice of foreclosure sale.**

- 2) No estate raised in Columbia County for John C. Geary– no inheritance tax paid on property.**
- 3) Unable to ascertain proper defendants in foreclosure action**
- 4) Restrictions for Hemlock Springs as recorded in CCDB 238, pg. 729**
- 5) Coal Exception**

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2005 -013

Effective Date: October 12, 2005

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description – See attached Exhibit A

Record Owner: John C. Geary (deceased)

Title to the said premises is vested in John C. Geary, deceased

item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

B. Received by (Printed Name) *Torrence A. [Signature]* Date of Receipt *July 13 2003*

C. Is delivery address different from item 1? ☐ Yes ☒ No

D. Is entire delivery address filled in? ☒ Yes ☐ No

Domestic Return Receipt

102595-02-M-1

**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:

Commonwealth of PA Dent. of Pa.  
1131 Strawberry Square  
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

Domestic Return Receipt

PS Form 3811, February 2004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Samuel J. V...* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

**JUL 15 2005**

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7004 2890 0001 4116 1831

102595-02-M-1

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY						
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name) <span style="float: right;">Date of Delivery</span></p> <p>C. Is delivery address different from item 1? <input type="checkbox"/> Yes  <span style="margin-left: 20px;">YES, enter delivery address below:</span> <input type="checkbox"/> No</p>						
<p>1. Article Addressed to:</p> <p><b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</b></p>	<p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table>	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail						
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise						
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.						
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>						
<p><b>7004 2890 0001 4116 1855</b></p>							
<p>PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt <span style="margin-left: 50px;">102595-02-M-1</span></span></p>							

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>[Signature]</u> <span style="float: right;">9</span></p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p>	
<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>		<p>B. Received by (Printed Name) <u>Jul 15 2005</u></p> <p>C. Date of Delivery <u>Jul 15 2005</u></p>	
<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4116 1879</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</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>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

**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 4116 1893

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**3. Service Type**  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**5. Signature**  
X *[Signature]* ☐ Agent ☒ Address

**6. Received by (Printed Name)** Faith Geary **7. Date of Delivery** 7-18-05

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

**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 4116 1862

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**3. Service Type**  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**5. Signature**  
X *[Signature]* ☐ Agent ☒ Address

**6. Received by (Printed Name)** J. Prude **7. Date of Delivery** 7-18-05

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

**1. Article Addressed to:**  
Internal Revenue Service  
1001 Liberty Ave.  
Pittsburgh, PA 15222

**2. Article Number**  
(Transfer from service label) 7004 2890 0001 4116 1824

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**3. Service Type**  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**5. Signature**  
X *[Signature]* ☐ Agent ☒ Address

**6. Received by (Printed Name)** J. Prude **7. Date of Delivery** 7-18-05

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

**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 4116 1893

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**3. Service Type**  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**5. Signature**  
X *[Signature]* ☐ Agent ☒ Address

**6. Received by (Printed Name)** Faith Geary **7. Date of Delivery** 7-18-05

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

**NOVEMBER 9, 2005**

9:00 AM BRUCE & SHERRY CARMEL-66B RIDGE RD CATAWISSA-PARCEL #13-04-012-02  
\$8,401.98

9:00 AM TWILA LAUBACH-710 MAPLE ST. BERWICK-PARCEL #04B-04-189  
\$7,258.33

9:00 AM MARA CARPENTER-31 WEST 8<sup>TH</sup> STREET BLOOMSBURG-PARCEL #05W-03-195  
\$1,514.92

9:30 AM KENNETH & BONNIE AHEARN-2 YORK RD BLOOMSBURG-PARCEL #05E-10-21  
\$1,651.88

9:30 AM JAMES & NANCY CHARLES-505 AUSTIN TRAIL ORANGEVILLE-PARCEL #17-11-005-01  
\$2,797.62

10:00 AM SCOTT KRIEBEL-84 BEACH GLEN RD BENTON-PARCEL #03-02-601  
\$13,239.88

10:00 AM THOMAS & DOROTHY SLUSSER-22 IVEY DRIVE BLOOMSBURG-PARCEL #18-02-023  
\$6,132.57

10:00 AM JAMES & DONNA HUBLER-202 GRECO LANE WILBURTON-PARCEL #14-09-011-02  
\$6,487.58

10:30 AM KATHILEEN SAROKA-533 SNOWFLAKE LN BERWICK-PARCEL #07-05C-025  
\$1,576.52

11:00 AM ROBERT & KAREN PIERCE-410 E. 8<sup>TH</sup> ST. BERWICK-PARCEL #04A-09-084  
\$2,980.91

11:00 AM RAYMOND & KIMBERLY KENDRICKS-1241 ORANGE ST. BERWICK-PARCEL #04D-08-228  
\$2,908.32



**GOLDBECK MCCAFFERTY & MCKEEVER**

**Suite 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

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

October 13, 2005

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF  
AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET  
BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT  
RECOURSE vs. SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
**Sale Book/Writ No.: /**  
Docket Number: 2005 CV 154  
Sale Date: 10/12/2005  
Property Address: 65 Emerald Way Shickshinny, PA 18655

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:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF  
AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET  
BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT  
RECOURSE

505 City Parkway West

Suite 100

Orange, CA 92868

*Please advise our office when the deed is recorded.*

Sincerely,

**GOLDBECK MCCAFFERTY & MCKEEVER**

Jeff Nefferdorf

FHA/VA Loans

(215) 825-6343

(215) 825-6443 (FAX)

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

Amy Gough

Conventional Loans

(215) 825-6348

(215) 825-6448 (FAX)

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

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

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	GRANTEE(S)/LESSEE(S) <b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST</b>
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	STREET ADDRESS <b>505 City Parkway West, Suite 100</b>
CITY STATE ZIP CODE <b>Orange CA 92868</b>	CITY STATE ZIP CODE <b>Orange CA 92868</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>65 Emerald Way</b>	CITY, TOWNSHIP, BOROUGH <b>Shickshinny -</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>TAX PARCEL NUMBER</b>
1. ACTUAL CASH CONSIDERATION <b>\$6,946.51</b>	2. OTHER CONSIDERATION <b>+ -0-</b>
	3. TOTAL CONSIDERATION <b>= \$6,946.51</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$27,297.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.26</b>	6. FAIR MARKET VALUE <b>= \$ 88,988.22</b>
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**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST <b>CONVEYED 100%</b>
2. Check Appropriate Box Below for Exemption Claimed	
<input type="checkbox"/> Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)	
<input type="checkbox"/> Transfer to Industrial Development Agency.	
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)	
<input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____	
<input type="checkbox"/> Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)	
<input checked="" type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #: <b>200212041</b>	
<input type="checkbox"/> Corrective deed. (Attach copy of the prior deed.)	
<input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) _____	

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

October 13, 2005

## **Assignment of Bid**

NO. 2005 CV 154 – GEARY, HEIR OF JOHN C. GEARY,  
65 Emerald Way  
Shickshinny, PA 18655

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated  
October 12, 2005 to

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

GOLDBECK MCCAFFERTY & MCKEEVER

Date: October 13, 2005

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

JOSEPH A. GOLDBECK, JR.

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

FIRSTTRUST BANK

3-7380/2360

239098

PAY  
TO THE  
ORDER OF

10/13/2005

\$ 4,946.51

*Sheriff of Columbia County*

FOUR THOUSAND NINE HUNDRED FORTY-SIX AND 51 / 100 DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

*Geo. J. Smith*

MEMO

*[Signature]*  
AUTHORIZED SIGNATURE

Security features: Details on back.

⑈239098⑈ ⑆23607380⑆ 70 100018⑈

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 September 21, 28; October 5, 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.

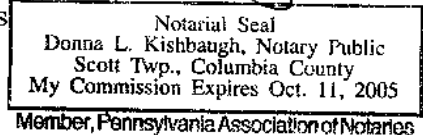
Paul R. Eyerly IV

Sworn and subscribed to before me this 17<sup>th</sup> day of October, 2005.

Donna L. Kishbaugh

(Notary Public)

My commission expires



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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

SUSAN GEARY

WRIT OF EXECUTION #91 OF 2005 ED

POSTING OF PROPERTY

September 8, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF SUSAN GEARY AT 65 EMERALD WAY SHICKSHINNY  
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 9<sup>TH</sup> DAY OF SEPTEMBER 2005

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

9/

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

August 31, 2005

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

RE: No. 2005 CV 154  
**SUSAN A. GEARY, HEIR OF JOHN C. GEARY,**  
**DECEASED**

Real Estate Division:

The above case may be sold on October 12, 2005. 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

AMQ-0434  
CF: 02/04/2005  
SD: 10/12/2005  
\$88,279.33

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE OF AMERIQUEST MORTGAGE  
SECURITIES, INC. SERIES 2002-D, ASSET BACKED  
PASS-THROUGH CERTIFICATES, UNDER THE  
POOLING AND SERVICING AGREEMENT DATED  
AS OF DECEMBER 1, 2002, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

Plaintiff

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED

Mortgagor(s) and  
Record Owner(s)

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2005 CV 154

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

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

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

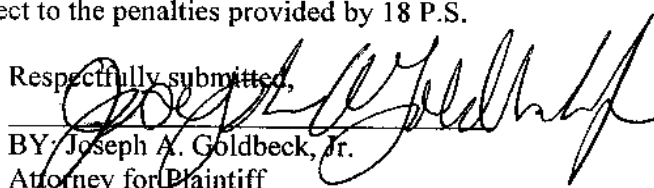
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,

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



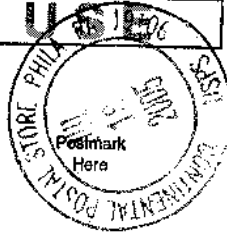
7004 2510 0003 3677 6816

**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	\$



AMQ-0434 10/12

See **SUSAN A. GEARY**  
 Street, Apt. No., or PO Box No. **65 EMERALD WAY**  
**SHICKSHINNY, PA 18655**  
 City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

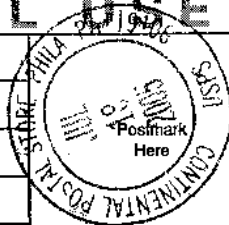
7004 2510 0003 3677 6823

**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	\$



AMQ-0434 10/12

See **SUSAN A. GEARY**  
 Street, Apt. No., or PO Box No. **4328 W. 400 South**  
**New Palestine, IN 46163**  
 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

Article Number

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

Postage

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

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

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

2. DOMESTIC RELATIONS OF COLUMBIA COUNTY 15 PERRY AVENUE BLOOMSBURG, PA 17815

3. COMMONWEALTH OF PA DEPT OF REVENUE INHERITANCE TAX DIVISION 1131-Strawberry-Square 6th Floor Harrisburg, PA 17128

4. INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222

5. DEPARTMENT OF PUBLIC WELFARE Estate Recovery Program PO Box 8486, Willow Oak Building Harrisburg, PA 17105-8486

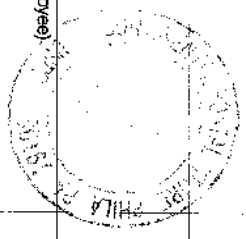
6. TENANTS/OCCUPANTS 65 Emerald Way Shickshinny, PA 18655

7.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Pfr (Name of receiving employee)



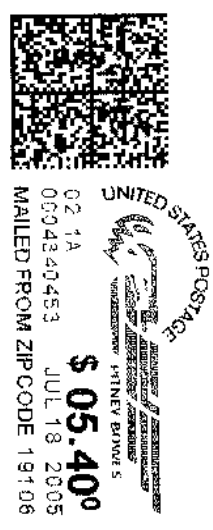
See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

AMQ-0434

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED



Columbia

AMQ-0434

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D,  
Etc.

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION-LAW

Plaintiff

vs.

Term

No. 2005 CV 154

SUSAN A. GERARY, HEIR OF JOHN C. GEARY,  
DECEASED

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

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s).

**AFFIDAVIT OF SERVICE**

STATE OF INDIANA                     )  
  ) SS:  
COUNTY OF HANCOCK                )

Kenneth C. York, being first duly sworn, deposes and states:

1. My business address is 8144 Madison Avenue, Indianapolis, Indiana 46227.
2. I am over the age of eighteen (18) years, am not a party to the above-entitled action, and suffer from no disability which would render my testimony herein incompetent. I have personal knowledge of the matters stated herein.
3. On JULY 20, 2005 I received an ACTION OF MORTGAGE FORECLOSURE (NOTICE OF SHERIFF'S SALE OF REAL PROPERTY) in the above captioned matter, to be served on SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED, at an address of 4328 W. 400 South New Palestine, Indiana 46163.

4. On JULY 26, 2005 at 6:50 PM, Indiana time, service was made at the above listed address to SUSAN GEARY. Your AFFIANT made service personally to SUSAN GEARY, *A WHITE FEMALE, 5'4" 140# GRAY HAIR, IN HER 60s.*

**FURTHER, AFFIANT SAYETH NOT.**

*Kenneth C. York*  
Kenneth C. York

SWORN TO AND SUBSCRIBED before me this 27<sup>th</sup> day of JULY, 2005.

*David L. Myers*  
Notary Public

Printed Name: DAVID L. MYERS

My Commission Expires: 12-18-08

31632

**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**

**ATTORNEY  
COPY**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-  
D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE  
Plaintiff

vs.

JOHN C. GEARY  
SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED  
(Mortgagors) and (Record Owners)

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

In the Court of Common Pleas of  
Columbia County

Civil Action - Law

Action of Mortgage Foreclosure

Term

No. 2005 CV 154

CLERK OF COURTS OFFICE  
JUN 2 2005  
JUN 2 2005

2005 JUN -2 P 12:51

FILED  
PROTHONOTARY

**SUGGESTION OF DEATH**

TO THE PROTHONOTARY:

It is respectfully suggested that Defendant JOHN C. GEARY is deceased, having  
departed this life on February 13, 2004.



**GOLDBECK McCAFFERTY & McKEEVER**  
BY: 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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D,  
ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

Plaintiff

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED  
**Mortgagor(s) and Record Owner(s)**

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 154

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT RECOURSE, 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:

65 Emerald Way  
Shickshinny, PA 18655

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

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
4328 W. 400 South  
New Palestine, IN 46163

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

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
4328 W. 400 South  
New Palestine, IN 46163

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

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  
15 PERRY AVENUE  
BLOOMSBURG, PA 17815

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.

COMMONWEALTH OF PA DEPT OF REVENUE INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222


DEPARTMENT OF PUBLIC WELFARE  
Estate Recovery Program  
PO Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS  
65 Emerald Way  
Shickshinny, PA 18655

(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: August 31, 2005

  
GOLDBECK MCCAFFERTY & MCKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/13/2005

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 91ED2005

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,  
INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002,  
WITHOUT RECOURSE

DEFENDANT  
ATTORNEY FIRM

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT(S)
65 EMERALD WAY
SHICKSHINNY

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*POSTED*

*(VACANT)*

RELATIONSHIP

IDENTIFICATION

DATE *7.19.05*

TIME

*1915*

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

*F. Chamberlain*

DATE

*07.19.05*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/13/2005

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 91ED2005

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,  
INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002,  
WITHOUT RECOURSE

DEFENDANT  
ATTORNEY FIRM

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
GOLDBECK MCCAFFERTY & MCKEEVER

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

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

SERVED UPON Leslie LEVAN

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

DATE 7-15-5 TIME 0830 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. [Signature]

DATE 7-15-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/13/2005

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 91ED2005

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,  
INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002,  
WITHOUT RECOURSE

DEFENDANT  
ATTORNEY FIRM

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
SHIRLEY GOOD-TAX COLLECTOR
214 WINDING ROAD
ORANGEVILLE

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

SERVED UPON POSTED BACK DOOR

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

DATE 7-15-05 TIME 1:00 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. A. [Signature]

DATE 7-15-05

... COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 14-JUL-05

FEE: \$5.00

CERT. NO: 1002

GEARY JOHN C  
65 EMERALD WAY  
SHICKSHINNY PA 18655

DISTRICT: FISHING CREEK TWP  
DEED 20011-2030  
LOCATION: LOT 634-636  
PARCEL: 15 -20 -012-16,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2004	PRIM	171.37	2.08	0.00	173.45
TOTAL DUE :					\$173.45

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2005

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2004

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

... COUNTY OF COLUMBIA ...  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:14-JUL-05

FEE:\$5.00

CERT. NO:1001

GEARY JOHN C  
65 EMERALD WAY  
SHICKSHINNY PA 18655

DISTRICT: FISHING CREEK TWP  
DEED 20011-2030  
LOCATION: LOT 638T PTL  
PARCEL: 15 -20 -012-14,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2004	PRIM	1,515.88	31.03	0.00	1,546.91
TOTAL DUE :					\$1,546.91

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2005

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2004

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/13/2005

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 91ED2005

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,  
INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002,  
WITHOUT RECOURSE

DEFENDANT  
ATTORNEY FIRM

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
GOLDBECK MCCAFFERTY & MCKEEVER

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

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

SERVED UPON DeG Miller

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

DATE 7-14-5 TIME 1535 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. Miller

DATE

7-14-5

# REAL ESTATE OUTLINE

ED # 91-05

DATE RECEIVED 7-13-05  
DOCKET AND INDEX 7-14-05  
SET FILE FOLDER UP 7-14-05

## 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 ✓ CK# 231185

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

SALE DATE Oct. 12, 05 TIME 1000  
POSTING DATE Sept 8, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept. 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK Oct. 5, 05

# SHERIFF'S SALE

---

WEDNESDAY OCTOBER 12, 2005 AT 10:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 2005 ED AND CIVIL WRIT NO. 154 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 or tract located in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the northerly line of Emerald Way at the southwest corner of Lot No. 640- T; THENCE along said lot North 9 degrees 30 minutes 00 seconds West a distance of 257.00 feet to an iron pin in the southerly line of Old Road, said point also being the northwest corner of Lot No. 640-T aforesaid; THENCE along the northerly line of Emerald Way north 80 degrees 30 minutes 00 seconds East a distance of 100.00 feet to an iron pin at the southwest corner of Lot No. 640-T aforesaid, the place of BEGINNING.

BEING LOT NO 638- T in accordance with survey prepared by Orangeville Survey Consultants, dated October 21, 1974.

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- (3) North 48 degrees 07 minutes 00 seconds East 298.10 feet; and
- (4) North 50 degrees 41 minutes 00 seconds East 140 feet, more or less, to the intersection of the centerline of said Huntington Mountain Drive and the westerly line of Lot No. 638- T, aforesaid, extending in a northerly direction to the

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE OF AMERIQUEST MORTGAGE  
SECURITIES, INC. SERIES 2002-D, ASSET  
BACKED PASS-THROUGH CERTIFICATES,  
UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002,  
WITHOUT RECOURSE

505 City Parkway West  
Suite 100  
Orange, CA 92868

Plaintiff

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 154

**ORDER**

AND NOW, this 3<sup>rd</sup> day of October, 2005, upon consideration of the Motion of  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE to Reassess Damages, it is,

ORDERED:

That the motion is granted and Plaintiff's judgment is hereby reassessed to  
\$99,211.84, plus interest and costs.

BY THE COURT:

J.

RECEIVED

2005 OCT -4 10:21

FILED

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D,  
ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED  
65 Emerald Way  
Shickshinny, PA 18655

In the Court of Common Pleas of  
Columbia County

No. 2005 CV 154

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

*Writ  
2005 ED 91*

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: 65 Emerald Way Shickshinny, PA 18655

See Exhibit "A" attached

AMOUNT DUE	<u>\$88,279.33</u>
Interest From 09/01/2004 Through 07/05/2005	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated: 7/13/2005

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

Deputy

*Elizabeth A. Bunn*  
Proth. & Clk. Of Sov. Courts  
My Com. Ex. 1st Mon. Jan 2006



Term  
No. 2005 CV 154

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC.  
SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT  
RECOURSE

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
Mortagor(s)  
65 Emerald Way Shickshinny, PA 18655

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$	88,279.33
INTEREST from	\$	
COSTS PAID:		
PROTHY - <i>Complaint</i>	\$	90.50 <i>paid</i>
SHERIFF	\$	
STATUTORY	\$	
COSTS DUE PROTHY	\$	
Office of Judicial Support	\$	
Judg. Fee	\$	14.00 <i>paid</i>
Cr.	\$	23.00 <i>paid</i>
Sat.	\$	7.00 <i>paid</i>

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 CERTAIN PIECE OR PARCEL or tract located in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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BEING Lot No. 634-636 of Hemlock Springs-West, as shown in draft prepared by Orangeville Surveying Consultants.

BEING THE SAME PREMISES which John C. Geary and Susan Geary, by Deed dated 11/16/01 and recorded 11/29/01 in the Office of the Recorder of Deeds in and for Columbia County at Instrument #200112030, granted and conveyed unto John C. Geary.

TAX PARCEL #: 15-20-012-14  
15-20-012-16

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
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Orange, CA 92868

Plaintiff

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED

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

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

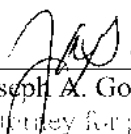
CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2005 CV 154

**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 J.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
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215-627-1322  
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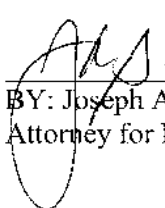
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
  
of Columbia County  
  
CIVIL ACTION - LAW  
  
ACTION OF MORTGAGE FORECLOSURE  
  
No. 2005 CV 154

**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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15-20-012-16

**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

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE OF AMERIQUEST MORTGAGE  
SECURITIES, INC. SERIES 2002-D, ASSET BACKED  
PASS-THROUGH CERTIFICATES, UNDER THE  
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vs.

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

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 154

**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: GEARY, SUSAN A.  
**SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED**  
4328 W. 400 South  
New Palestine, IN 46163

Your house at 65 Emerald Way, Shickshinny, PA 18655 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 \$88,279.33 obtained by DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D,  
ASSET BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT RECOURSE 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT RECOURSE, 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 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 & McKeeven  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 Mellon Independence Center  
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Attorney for Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 154

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT RECOURSE, 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:

65 Emerald Way  
Shickshinny, PA 18655

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

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
4328 W. 400 South  
New Palestine, IN 46163

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

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
4328 W. 400 South  
New Palestine, IN 46163



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

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  
15 PERRY AVENUE  
BLUMSBURG, PA 17815

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.

COMMONWEALTH OF PA DEPT OF REVENUE INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222

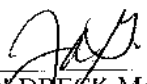
DEPARTMENT OF PUBLIC WELFARE  
Estate Recovery Program  
PO Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS  
65 Emerald Way  
Shickshinny, PA 18655

(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: July 5, 2005

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

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

SUITE 5000  
MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
(215) 627-1322  
FAX (215) 627-7734  
[WWW.GOLDBECKLAW.COM](http://WWW.GOLDBECKLAW.COM)

FILED  
PROTHONOTARY  
2005 JUL 11 A 11:16  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA  
July 5, 2005

Tami Kline  
Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
No. 2005 CV 154

Dear Sir:

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Very truly yours,



JAG/kn

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE OF AMERIQUEST  
MORTGAGE SECURITIES, INC. SERIES 2002-D,  
ASSET BACKED PASS-THROUGH  
CERTIFICATES, UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS  
OF DECEMBER 1, 2002, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

Plaintiff

vs.

SUSAN A. GEARY, HEIR OF JOHN C. GEARY,  
DECEASED

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

65 Emerald Way  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 154

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT RECOURSE, 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:

65 Emerald Way  
Shickshinny, PA 18655

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

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
4328 W. 400 South  
New Palestine, IN 46163

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

SUSAN A. GEARY, HEIR OF JOHN C. GEARY, DECEASED  
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New Palestine, IN 46163

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Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
15 PERRY AVENUE  
BLOOMSBURG, PA 17815

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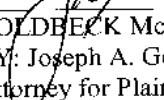
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(attach separate sheet if more space is needed)

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DATED: July 5, 2005

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

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

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

FIRSTTRUST BANK

3-7380/2360

231185

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

DOLLARS

\$2,000.00

07/05/2005

MORTGAGE DISBURSEMENT ACCOUNT

MEMO  
*Geary*

AUTHORIZED SIGNATURE

⑈ 231185 ⑈ ⑈ 23607380 ⑈ ⑈ 001100018 ⑈



Security features. Details on back.