

# SHERIFF'S SALE COST SHEET

Deutsche Bank vs. John Gardner  
 NO. 115-06 ED NO. 728-06 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>324.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>—</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>225.00</u>

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ <u>—</u>
TOTAL *****	\$ <u>-0-</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

## SURCHARGE FEE (DSTE)

MISC. <u>243</u>	\$ <u>292.75</u>
TOTAL *****	\$ <u>292.75</u>

TOTAL COSTS (OPENING BID)

2000 - Dep  
 \$ 957.25  
 \$ 1032.75 Ref.

**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**

August 8, 2006

Columbia

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

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR  
NEW CENTURY HOME EQUITY LOAN TRUST 2005-4  
vs.  
JOHN E. GARDNER  
Term No. 2006-CV-728

**Property address:**

**39 Woodland Acres Lane  
Berwick, PA 18603**

Sheriff's Sale Date:

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$14,637.52 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

  
JOSEPH A. GOLDBECK, JR.

JAG/FrankD

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5622

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS INDENTURE TRUSTEE, FOR  
NEW CENTURY HOME EQUITY LOAN  
TRUST 2005-4

Docket # 115ED2006

VS

MORTGAGE FORECLOSURE

JOHN E. GARDNER

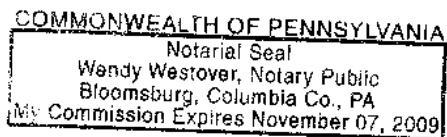
AFFIDAVIT OF SERVICE

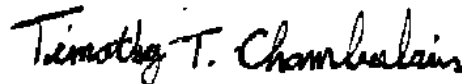
NOW, THIS WEDNESDAY, JULY 26, 2006, AT 5:20 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOHN GARDNER AT 39 WOODLAND ACRES LANE, BERWICK  
BY HANDING TO JOHN GARDNER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JULY 27, 2006

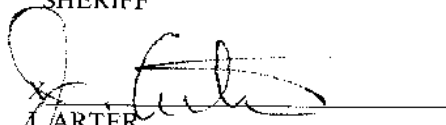
  
\_\_\_\_\_  
NOTARY PUBLIC





X

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
J. ARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/17/2006

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 115ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
INDENTURE TRUSTEE, FOR NEW CENTURY HOME  
EQUITY LOAN TRUST 2005-4

DEFENDANT  
ATTORNEY FIRM

JOHN E. GARDNER  
GOLDBECK, MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
JOHN GARDNER
39 WOODLAND ACRES LANE
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SUMMIT Hill To ~~DAIRY~~ Rd.

SERVED UPON John

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

DATE 7-26-6 TIME 1120 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

John

DATE 7-26-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/17/2006

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 115ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
INDENTURE TRUSTEE, FOR NEW CENTURY HOME  
EQUITY LOAN TRUST 2005-4

DEFENDANT

JOHN E. GARDNER

ATTORNEY FIRM

GOLDBECK, MCCAFFERTY & MCKEEVER

**PERSON/CORP TO SERVED**

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON JOAN

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

DATE 7-26-2 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

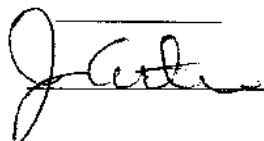
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-26-6

**JOAN M. ROTHERY  
BRIAR CREEK TOWNSHIP  
TAX COLLECTOR**

**FACSIMILE COVER SHEET**

TO: Jim Chamberlain

FAX NUMBER: 389-5625

DATE: 7-27-06

PAGES (inc. cover): 1

TAX NOTICE 2006 SCHOOL REAL ESTATE  
BRIAR CREEK TOWNSHIP  
MAKE CHECKS PAYABLE TO:  
JOAN M. ROTHERY  
122 TWIN CHURCH ROAD  
BERWICK, PA 18603

HOURS Tue & Thur 6pm-9pm  
Wed 1pm-4pm and 6pm-9pm  
Nov & Dec: Wed hours only  
PHONE 570-759-2118

FOR BERWICK AREA SCHOOL DISTRICT			DATE 07/01/2006	BILL# 000535	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY
REAL ESTATE	48248	47.100	2227.03	2272.48	2499.73
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a \$ASE.			<b>PAY THIS AMOUNT</b>	2227.03	2499.73
			Aug 31 IF PAID ON OR BEFORE	Oct 31 IF PAID ON OR BEFORE	Nov 1 IF PAID AFTER

NO REFUNDS UNDER \$5.00

M  
A  
I  
L  
  
T  
O

GARDNER JOHN E  
39 WOODLAND ACRES LANE  
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 04A01200000		9407
39 WOODLAND ACRES LN	8168.00	SCHOOL PENALTY 10% DELINQUENT TAX TO COURTHOUSE DEC 15
20020-8459	40080.00	
1.00 ACRES		

Copy 1

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT



July 27, 2006

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE  
TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4**

**VS.**

**JOHN E. GARDNER**

**DOCKET # 115ED2006**

**JD # 728JD2006**

Dear Timothy:

The property located at 39 Woodland Acres Lane, Berwick is currently not connected to public sewer.

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

Sincerely,

Kelly Greer  
Authority Clerk

*Hearing Impaired 711*  
*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/17/2006

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 115ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
INDENTURE TRUSTEE, FOR NEW CENTURY HOME  
EQUITY LOAN TRUST 2005-4

DEFENDANT  
ATTORNEY FIRM

JOHN E. GARDNER  
GOLDBECK, MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kelly Greer

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

DATE 7-25-06 TIME 1340 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

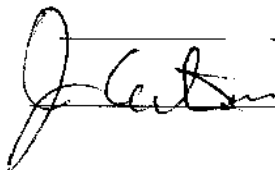
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 7-25-06



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/17/2006

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 115ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
INDENTURE TRUSTEE, FOR NEW CENTURY HOME  
EQUITY LOAN TRUST 2005-4

DEFENDANT  
ATTORNEY FIRM

JOHN E. GARDNER  
GOLDBECK, MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEVIAN

RELATIONSHIP Cust Service IDENTIFICATION \_\_\_\_\_

DATE 7-20-06 TIME 0850 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 7-20-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/17/2006

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 115ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
INDENTURE TRUSTEE, FOR NEW CENTURY HOME  
EQUITY LOAN TRUST 2005-4

DEFENDANT  
ATTORNEY FIRM

JOHN E. GARDNER  
GOLDBECK, MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 7-19-6 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 7-19-6

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 07/20/2006

Fee: \$5.00

Cert. NO: 2272

GARDNER JOHN E  
39 WOODLAND ACRES LANE  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20020 -8469  
Location: LOT 5  
Parcel Id:07 -04A-012-00,000

Assessment: 48,248  
Balances as of 07/20/2006

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

By: Timothy J. Chamberlain Per: dm.  
Sherriff

# REAL ESTATE OUTLINE

ED # 115 96

DATE RECEIVED 7/1/01  
DOCKET AND INDEX 115 96

## 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# 265194  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Sept. 30 01 TIME 1:30  
POSTING DATE Aug. 17 01  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 20 01  
2<sup>ND</sup> WEEK Sept. 3 01  
3<sup>RD</sup> WEEK Sept. 10 01

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 20, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2006 ED AND CIVIL WRIT NO. 728 OF 2006 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 and parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4, North 84 degrees, 59 minutes, 50 seconds east, 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, south 5 degrees, 00 minutes, 10 seconds East, 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6, south 84 degrees, 59 minutes, 50 seconds west, 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line, south 5 degrees, 00 minutes, 10 seconds east, 190.00 feet to the place of beginning.

Tax parcel no: 07-04A-012

## 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  
701 Market Street  
Philadelphia, PA 19106

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

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

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

# SHERIFF'S SALE

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WEDNESDAY SEPTEMBER 20, 2006 AT 11:30 AM

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---

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Tax parcel no: 07-04A-012

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

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

# SHERIFF'S SALE

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WEDNESDAY SEPTEMBER 20, 2006 AT 11:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2006 ED AND CIVIL WRIT NO. 728 OF 2006 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 and parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4, North 84 degrees, 59 minutes, 50 seconds east, 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, south 5 degrees, 00 minutes, 10 seconds East, 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6, south 84 degrees, 59 minutes, 50 seconds west, 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line, south 5 degrees, 00 minutes, 10 seconds east, 190.00 feet to the place of beginning.

Tax parcel no: 07-04A-012

## 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.

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS INDENTURE TRUSTEE, FOR  
NEW CENTURY HOME EQUITY LOAN TRUST  
2005-4  
1610 E. Saint Andrews Street  
Santa Ana, CA 92705

vs.

JOHN E. GARDNER  
39 Woodland Acres Lane  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2006-CV-728

*2006-ED-115*

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: 39 Woodland Acres Lane Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$206,592.90

Interest From 01/01/2006  
Through 07/10/2006

(Costs to be added)

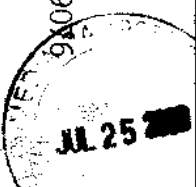
Dated: 7/17/2006

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

Deputy *Elizabeth A. Durnan*

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.

Addressed to:  
Ben Lenza  
2 16th Ave.  
Prospect Park, PA 19066



**X** Addressee  
Received by (Printed Name) Ben Lenza  
Date of Delivery 19 ERIC LANE  
Resane Lenza  
MEDINA, PA 19063

1. Article Addressed to:  
☐ Yes  
☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail  
☐ Express Mail  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number  
Transfer from service label)  
7005 1160 0000 0372 8859

Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-1540

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:  
☐ Yes  
☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail  
☐ Express Mail  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)  
7005 1160 0000 0372 8866

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-1540

**X** Addressee  
Received by (Printed Name) Ben Lenza  
Date of Delivery 19 ERIC LANE  
Resane Lenza  
MEDINA, PA 19063

1. Article Addressed to:  
☐ Yes  
☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail  
☐ Express Mail  
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Article Number  
Transfer from service label)  
7005 1160 0000 0372 8866

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-1540

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

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

2. Article Number  
(Transfer from service label)  
7005 1160 0000 0372 8811

**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 PENNSYLVANIA  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

2. Article Number  
(Transfer from service label)  
7005 1160 0000 0372 8842

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-1540

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

2. Article Number  
(Transfer from service label)  
7005 1160 0000 0372 8828

**SENDER: COMPLETE THIS SECTION**  
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
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PHILADELPHIA, PA 19106

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PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-1540

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature [Signature]  
B. Received by (Printed Name) Ben Lenza  
C. Date of Delivery JUL 19 2004  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail  
☐ Express Mail  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
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**COMPLETE THIS SECTION ON DELIVERY**  
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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 INDENTURE TRUSTEE, FOR  
NEW CENTURY HOME EQUITY LOAN TRUST  
2005-4

1610 E. Saint Andrews Street  
Santa Ana, CA 92705

Plaintiff

vs.

JOHN E. GARDNER  
(Mortgagor(s) and Record Owner(s))  
39 Woodland Acres Lane  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-728

*2006-ED-115*

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4, 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:

39 Woodland Acres Lane  
Berwick, PA 18603

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

JOHN E. GARDNER  
39 Woodland Acres Lane  
Berwick, PA 18603

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

JOHN E. GARDNER  
39 Woodland Acres Lane  
Berwick, PA 18603

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

KRISTEN LENZA  
742 16th Avenue  
Prospect Park, PA 19076

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



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

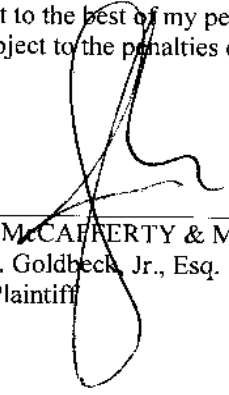
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge 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  
39 Woodland Acres Lane  
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: July 10, 2006



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

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

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COMPANY, AS INDENTURE TRUSTEE, FOR  
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2005-4

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Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-728

*2006-ED-115*

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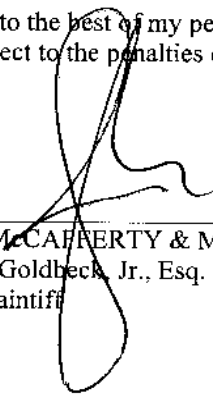
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\_\_\_\_\_  
GOLDBECK McCARTHERY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS INDENTURE TRUSTEE, FOR NEW CENTURY  
HOME EQUITY LOAN TRUST 2005-4  
1610 E. Saint Andrews Street  
Santa Ana, CA 92705  
Plaintiff

vs.

JOHN E. GARDNER  
Mortgagor(s) and Record Owner(s)

39 Woodland Acres Lane  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-728

**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: GARDNER, JOHN E.  
**JOHN E. GARDNER**  
39 Woodland Acres Lane  
Berwick, PA 18603

Your house at 39 Woodland Acres Lane, 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 \$206,592.90 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 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 INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4, 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**

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  
INDENTURE TRUSTEE, FOR NEW CENTURY HOME  
EQUITY LOAN TRUST 2005-4

1610 E. Saint Andrews Street  
Santa Ana, CA 92705

Plaintiff

vs.

JOHN E. GARDNER  
**Mortgagor(s) and Record Owner(s)**  
39 Woodland Acres Lane  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

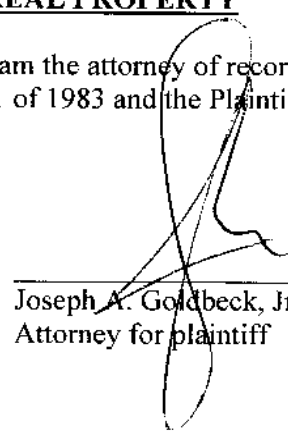
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006-CV-728

*2006-ED-115*

**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

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS INDENTURE TRUSTEE, FOR NEW CENTURY  
HOME EQUITY LOAN TRUST 2005-4  
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Plaintiff

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IN THE COURT OF COMMON PLEAS

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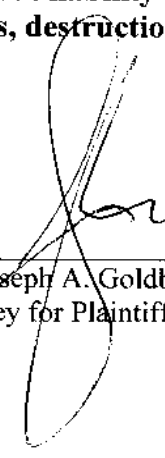
ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-728

*2006-ED-115*

**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 and parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: - Beginning at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4, North 84 degrees, 59 minutes, 50 seconds east, 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, south 5 degrees, 00 minutes, 10 seconds East, 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6, south 84 degrees, 59 minutes, 50 seconds west, 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line, south 5 degrees, 00 minutes, 10 seconds east, 190.00 feet to the place of beginning.

Tax parcel no: 07-04A-012



All that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: - Beginning at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4, North 84 degrees, 59 minutes, 50 seconds east, 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, south 5 degrees, 00 minutes, 10 seconds East, 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6, south 84 degrees, 59 minutes, 50 seconds west, 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line, south 5 degrees, 00 minutes, 10 seconds east, 190.00 feet to the place of beginning.

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Tax parcel no: 07-04A-012

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4	COURT NUMBER 2006-CV-728	
DEFENDANT/S/ JOHN E. GARDNER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
JOHN E. GARDNER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
39 Woodland Acres Lane, 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 July 10, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-1		COURT NUMBER 2006-CV-728
DEFENDANT/S/ JOHN E. GARDNER		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
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ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
39 Woodland Acres Lane, Berwick, PA 18603

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

**PLEASE POST HANDBILL.**

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE July 10, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

263794

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

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

FIRSTTRUST BANK

3-7380/2360

07/10/2006

PAY

TO THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

DOLLARS

**\$2,000.00**

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Gardner*

AUTHORIZED SIGNATURE



⑈ 263794 ⑈ ⑆ 23607380 ⑆ 70 11000 18 ⑈



Security features. Details on back.