

# SHERIFF'S SALE COST SHEET

NO. 45 Bank NA ED NO. 100 VS. Tenn. Jakes JD DATE/TIME OF SALE March

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>25.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>25.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>705.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>709.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>859.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>15.00</u>
MISC. <u>277.44</u>	\$ <u>277.44</u>
TOTAL ***** \$ <u>277.44</u>	

TOTAL COSTS (OPENING BID) \$ 1395.44

\$ 1415.44 Due

PO Box 380  
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

*Andrea*  
**To:** Heather Doyle **From:** Sheriff Timothy T. Chamberlain  
**Fax:** *610-278-9980* **Pages:** 2  
**Phone:** **Date:** *October 20, 2006* *July 17, 2007*  
**Re:** Tammy Acker **CC:**  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:** I received your stay and there is balance due of \$145.44 Attached is a cost sheet.

#05-24813

*2nd Fax  
12-15-06*

## SHERIFF'S SALE COST SHEET

US Bank NA vs. Tamm, Peter  
 NO. 132-06 ED NO. 1228-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	<del>\$35.00</del>	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>504.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>709.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>859.00</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>ps.</u>	\$ <u>217.44</u>	
TOTAL *****		\$ <u>217.44</u>

TOTAL COSTS (OPENING BID)

\$ 1495.441350. -\$ 145.44Dep  
Due

Shapiro & Kreisman, LLC  
General Business Account  
PH. (610) 278-6800  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

LaSalle Bank N.A.  
Chicago IL 60603

187911

2-50/710

Pay This Amount

\*\*\*\*\*  
Re: 05-24813 / 33687021 / AFM

One Hundred Forty Five and 44/100 Dollars

Check Date


07/18/07

Check Amount

\*\*\*\*\*\$145.44

Check Void After 90 Days

Pay to the order of  
SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈ 187911 ⑈ ⑆ 071000505⑆ 5201147419⑈

132-06

PO Box 380  
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

*Andree*  
**To:** Heather Doyle **From:** Sheriff Timothy T. Chamberlain  
**Fax:** 610-278-9980 **Pages:** 2  
**Phone:** **Date:** October 20, 2006 *July 17, 2007*  
**Re:** Tammy Acker **CC:**

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

● **Comments:** I received your stay and there is balance due of \$145.44 Attached is a cost sheet.

*sent for  
12-15-06*

SK

**SHAPIRO & KREISMAN, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO**  
*Admitted in Illinois and Florida Only*  
**DAVID S. KREISMAN**  
*Admitted in Illinois Only*  
**KEVIN DISKIN+**  
*Managing Attorney*  
**DANIELLE BOYLE-EBERSON +**  
**LAUREN R. TABAS +**  
**ILANA ZION**  
*+ Also Licensed in New Jersey*

October 19, 2006

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

ATTN: Columbia County Sheriff  
570-389-~~5618~~ 5625


RE: U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset  
Trust 2004-8, Home Equity Pass-Through Certificates, Series 2004-8  
vs.  
Tammy J. Acker  
Berwick County Docket No. 2005 CV 1228  
Our File No. 05-24813

Dear Columbia County Sheriff:

Kindly stay Sheriff's sale currently scheduled for October 25, 2006 in the above-referenced matter. Plaintiff has realized the amount of \$10,872.21.

Please forward to us a bill for any additional monies which may be due and owing to the Sheriff of Columbia County, or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,

  
Heather Doyle  
Legal Assistant

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 4, 11, 18, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 18th day of October 2006

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

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

# SHERIFF'S SALE COST SHEET

NO. 17-01 ED NO. 1000 vs. Tempe, AZ JD DATE/TIME OF SALE 2/7/25 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>12.50</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>12.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.50</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>210.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>12.50</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ _____

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>12.50</u>	
TOTAL *****		\$ <u>22.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>12.50</u>	
SCHOOL DIST. 20	\$ <u>12.50</u>	
DELINQUENT 20	\$ <u>12.50</u>	
TOTAL *****		\$ <u>37.50</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>12.50</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ \_\_\_\_\_



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

11 male 04 VS 1994 04  
NO. 02 01 ED NO. 000 01 JD

DATE/TIME OF SALE: 7/1/00

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

SK

# SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN  
*Managing Attorney*  
DANIELLE BOYLE-EBERSOLE +\*  
MEGAN D.H. SMITH + -  
LAUREN R. TABAS +  
ILANA ZION  
+ Also Licensed in New Jersey  
- Also Licensed in New York  
\* Also Licensed in Michigan

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust  
2004-8, Home Equity Pass-Through Certificates, Series 2004-8 vs.  
Tammy J. Acker  
CCP # 2005 CV 1228  
Sale Date: October 25, 2006

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

  
Heather Doyle  
Legal Assistant

S&K # 05-24813  
Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

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:

*James J. Ventresca*  
Agent  
C. Date of Delivery  
AUG 10 2004

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

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 0390 0001 2235 7772

PS Form 3811, February 2004

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.

Article Addressed to:  
OFFICE OF PUBLIC WELFARE  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
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

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)  
7005 0390 0001 2235 7758

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.

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

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

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)  
7005 0390 0001 2223 7743

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.

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

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

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)  
7005 0390 0001 2223 7743

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.

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  
B. Received by (Printed Name)  
C. Date of Delivery  
AUG 18 2004  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  
B. Received by (Printed Name)  
C. Date of Delivery  
AUG 10 2004  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  
B. Received by (Printed Name)  
C. Date of Delivery  
AUG 10 2004  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  
B. Received by (Printed Name)  
C. Date of Delivery  
AUG 10 2004  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24813

U.S. Bank, N.A., as Trustee for registered  
holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates, Series  
2004-8

PLAINTIFF

VS.

Tammy J. Acker

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 1228

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

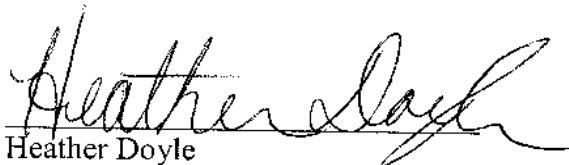
I, Heather Doyle, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8, Home Equity Pass-Through Certificates, Series 2004-8, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 13, 2006, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:

  
Heather Doyle  
Legal Assistant

05-24813

Check type of mail or service:

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

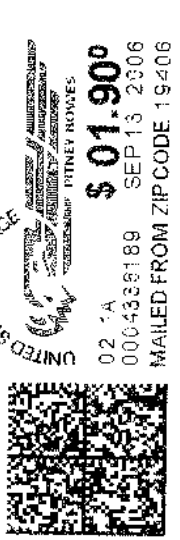
**Shapiro & Mendenhall, LLC**  
3600 Patton Drive, Ste 150  
King of Prussia, PA 19406

☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
----------------	---	---------	-----	-----------------	----------------------------	---------------	-------------------	--------	--------	--------	--------	--------

1.	05-24813	Benart / Occupant										
2.	3600 Patton Drive, Ste 150											
3.	King of Prussia, PA 19406											



4.	Columbia Co. Dam. Pri											
5.	15 Perry Ave P O Box 380											
6.	Bloomington, PA 17815											

7.												
8.												

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster or (Name of receiving employee)
		<i>[Signature]</i>

See Privacy Act Statement on Reverse

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.

US BANK, N.A.

VS.

TAMMY ACKER

WRIT OF EXECUTION #132 OF 2006 ED

POSTING OF PROPERTY

September 20, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF TAMMY ACKER AT 360 MARTZVILLE ROAD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF PAUL D'ANGELO.

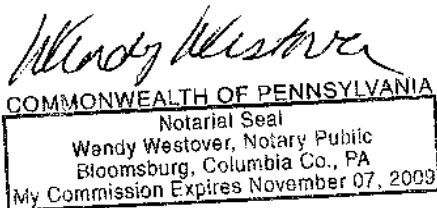
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF SEPTEMBER 2006



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

US BANK, N.A., AS TRUSTEE FOR  
REGISTERED HOLDERS OF HOME EQUITY  
ASSET TRUST 2004-8, HOME EQUITY PASS-  
THROUGH CERTIFICATES, SERIES 2004-8  
VS

Docket # 132ED2006

MORTGAGE FORECLOSURE

TAMMY J. ACKER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 15, 2006, AT 9:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON TAMMY ACKER AT 349 MARKET STREET, BERWICK BY  
HANDING TO TAMMY ACKER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

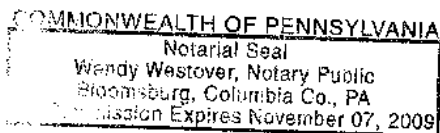
*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, AUGUST 16, 2006

*Wendy Westover*  
NOTARY PUBLIC

X *Pam D'Angelo*  
P. D'ANGELO  
DEPUTY SHERIFF





August 16, 2006

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

**US BANK, N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF HOME  
EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH  
CERTIFICATES, SERIES 2004-8**

**VS.**

**TAMMY J. ACKER**

**DOCKET # 132ED2006**

**JD # 1228JD2005**

Dear Timothy:

The property located at 360 Martzville Road is not currently hooked to public sewer.

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

Sincerely,

Kelly Greer  
Authority Clerk



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/4/2006

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 132ED2006

PLAINTIFF

US BANK, N.A., AS TRUSTEE FOR REGISTERED  
HOLDERS OF HOME EQUITY ASSET TRUST 2004-8,  
HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES  
2004-8

DEFENDANT  
ATTORNEY FIRM

TAMMY J. ACKER  
SHAPIRO AND KREISMAN

759-1320

PERSON/CORP TO SERVED
TAMMY ACKER
360 MARTZVILLE RD
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON TAMMY ACKER

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

DATE 08-06 TIME 0950 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) F/O 349 MARKET ST

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

<u>08-09-06</u>	<u>08-09-06</u>	<u>DANIEL</u>	<u>4c</u>
<u>08-10-06</u>	<u>1120</u>	<u>DANIEL</u>	<u>4c</u>
<u>08-11-06</u>	<u>1100</u>	<u>" "</u>	<u>" "</u>

DEPUTY

Paul D. D.

DATE

08-15-06

**Tax Notice 2006** County & Municipality  
**BRIDGECREEK TWP**  
**MAKE CHECKS PAYABLE TO:**

Joan M. Rothery  
 122 TWIN CHURCH ROAD  
 BERWICK PA 18603

**HOURS:** TUES & THURS. 6PM TO 9PM  
 WEDNESDAY: 1PM - 4PM & 6PM - 9PM  
 NOV & DEC: WEDNESDAY HOURS ONLY  
**PHONE: 570-759-2118**

**ACKER TAMMY J**  
**360 MARTZVILLE ROAD**  
**BERWICK PA 18603**

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

FOR: COLUMBIA COUNTY				DATE		BILL NO.	
				03/01/2006		10153	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	PAID AMOUNT DUE	INCL. PENALTY		
GENERAL	32,096	5.646	177.59	181.21	199.33		
SINKING		1.345	42.31	43.17	47.49		
FIRE		1	31.46	32.10	35.31		
TWP RE		5	157.27	160.48	176.53		
LIGHT			18.62	19.00	20.90		
FLAT							
The discount & penalty have been calculated for your convenience				427.25	435.96	479.56	
<b>PAY THIS AMOUNT</b>				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
CITY				2 %	2 %		
TWP				10 %	10 %		
Discount							
Penalty							
PARCEL: 07-02B-020-00.000				This tax returned to			
360 MARTZVILLE RD				courthouse on:			
86 Acres				January 1, 2007			
Land							
Buildings							
Total Assessment							

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

**NOTICE**  
 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# 000004	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY		
REAL ESTATE	32096	47.100	1481.49	1511.72	1662.89		
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 SASE							
PAY THIS AMOUNT		Aug 31 IF PAID ON OR BEFORE		Oct 31 IF PAID ON OR BEFORE		Nov 1 IF PAID	

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.	
PARCEL 07 02B02000000		8872	
360 MARTZVILLE RD	5463.00	SCHOOL PENALTY 10%	
20010-1388	26633.00	DELINQUENT TAX TO	
0.66 ACRES		COURTHOUSE DEC 15	

Copy 1 MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/4/2006

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 132ED2006

PLAINTIFF

US BANK, N.A., AS TRUSTEE FOR REGISTERED  
HOLDERS OF HOME EQUITY ASSET TRUST 2004-8,  
HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES  
2004-8

DEFENDANT  
ATTORNEY FIRM

TAMMY J. ACKER  
SHAPIRO AND KREISMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

RELATIONSHIP

IDENTIFICATION

DATE *08/10/06*

TIME

*1110*

MILEAGE

OTHER

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

*Per [Signature]*

DATE

*08.10.06*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/4/2006

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 132ED2006

PLAINTIFF

US BANK, N.A., AS TRUSTEE FOR REGISTERED  
HOLDERS OF HOME EQUITY ASSET TRUST 2004-8,  
HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES  
2004-8

DEFENDANT  
ATTORNEY FIRM

TAMMY J. ACKER  
SHAPIRO AND KREISMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

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

DATE 0809.06 TIME 1500 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

[Signature]

DATE 08.09.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/4/2006

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 132ED2006

PLAINTIFF

US BANK, N.A., AS TRUSTEE FOR REGISTERED  
HOLDERS OF HOME EQUITY ASSET TRUST 2004-8,  
HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES  
2004-8

DEFENDANT  
ATTORNEY FIRM

TAMMY J. ACKER  
SHAPIRO AND KREISMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie LEVAN

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 8-9-6 TIME 1450 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 8-9-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/4/2006

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 132ED2006

PLAINTIFF

US BANK, N.A., AS TRUSTEE FOR REGISTERED  
HOLDERS OF HOME EQUITY ASSET TRUST 2004-8,  
HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES  
2004-8

DEFENDANT  
ATTORNEY FIRM

TAMMY J. ACKER  
SHAPIRO AND KREISMAN

<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 8-9-6 TIME 1430 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

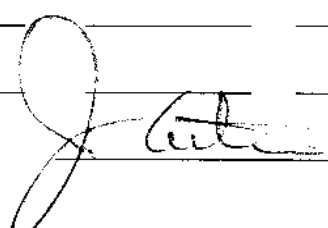
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 8-9-6

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-AUG-06

FEE:\$5.00

CERT. NO:2330

ACKER TAMMY J  
360 MARTZVILLE ROAD  
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP  
DEED 20010-1388  
LOCATION: 360 MARTZVILLE RD BERWICK  
PARCEL: 07 -02B-020-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	2,211.47	46.31	0.00	2,257.78
TOTAL DUE :					\$2,257.78

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY: Timothy T. Chamberlain, Sher. ff  
dm.

# REAL ESTATE OUTLINE

ED # 132-06

DATE RECEIVED

8-4-06

DOCKET AND INDEX

8-4-06

## 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

✓

CK# 170205

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

SALE DATE

Oct. 25, 06 TIME 1000

POSTING DATE

Sept. 20, 06

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK Oct. 7

2<sup>ND</sup> WEEK 11

3<sup>RD</sup> WEEK 18, 06



# SHERIFF'S SALE

WEDNESDAY OCTOBER 25, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 132 OF 2006 ED AND CIVIL WRIT NO. 1228 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 lot, piece or 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 an iron pin on the southerly line of Martzville Road at the northwesterly corner of Lot No. 17; thence along the southerly side of said road, North 70 degrees, 50 minutes West, a distance of 115 feet; thence South 19 degrees, 10 minutes West, a distance of 250 feet; thence South 70 degrees, 50 minutes East, a distance of 115 feet to line of land now or formerly of Brown Motors; thence along the same and the westerly line of Lot No. 17, North 19 degrees, 10 minutes, a distance of 250 feet to an iron pin in the southerly side of Martzville Road, the place of beginning.

BEING a portion of Lot No. 18 of "Lots laid on the property of J. Donald Kile and E.G. Scott in Briar Creek Township, Columbia County, Pennsylvania, known as "Walnut Glen Farm", August 29, 1950, scale 1"-100', by John T. Church, Registered Surveyor," and "which survey was corrected and modified by survey of James Timbrell, Registered Engineer, July 31, 1951."

BEING THE SAME premises which Robert A. Acker, Jr. and Tammy J. Acker, his wife, by Deed dated January 22, 2001 and recorded in the Recorder's Office of Columbia County, Pennsylvania, on February 21, 2001 at Instrument Number 200101388, granted and conveyed unto Tammy J. Acker, Individually.

## 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  
Lauren T. Tabas  
3600 Horizon Drive  
King of Prussia, PA 19406

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

# SHERIFF'S SALE

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Plaintiff's Attorney  
Lauren T. Tabas  
3600 Horizon Drive  
King of Prussia, PA 19406

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

# SHERIFF'S SALE

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WEDNESDAY OCTOBER 25, 2006 AT 10:00 AM

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BEGINNING at an iron pin on the southerly line of Martzville Road at the northwesterly corner of Lot No. 17; thence along the southerly side of said road, North 70 degrees, 50 minutes West, a distance of 115 feet; thence South 19 degrees, 10 minutes West, a distance of 250 feet; thence South 70 degrees, 50 minutes East, a distance of 115 feet to line of land now or formerly of Brown Motors; thence along the same and the westerly line of Lot No. 17, North 19 degrees, 10 minutes, a distance of 250 feet to an iron pin in the southerly side of Martzville Road, the place of beginning.

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Plaintiff's Attorney  
Lauren T. Tabas  
3600 Horizon Drive  
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

U.S. Bank, N.A., as Trustee for registered holders  
of Home Equity Asset Trust 2004-8, Home Equity  
Pass-Through Certificates, Series 2004-8  
PLAINTIFF

No: 2005 CV 1228

*2006-ED-132*

VS.

WRIT OF EXECUTION:

Tammy J. Acker  
DEFENDANT(S)

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

360 Martzville Road, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$134,466.69

Interest from August 1, 2006 to

\$ \_\_\_\_\_

Costs to be added

Seal of Court

Date:

*8/14/06*

*Fanni B. Kline*  
PROTHONOTARY

*Elizabeth A. Barron*  
Deputy Prothonotary

SK

## SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN  
*Managing Attorney*  
DANIELLE BOYLE-EBERSOLE +\*  
MEGAN D.H. SMITH + ~  
LAUREN R. TABAS +  
ILANA ZION  
+ Also Licensed in New Jersey  
~ Also Licensed in New York  
\* Also Licensed in Michigan

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates, Series 2004-8 vs. Tammy J. Acker  
Docket number: 2005 CV 1228  
Our file number: 05-24813

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date.  
Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

\_\_\_\_\_ Sale deposit in the amount of \$;  
\_\_\_\_\_ 8 copies of the property legal description for the deed and printers;  
\_\_\_\_\_ Affidavit pursuant to Rule 3129.1 ;  
\_\_\_\_\_ Act 91 Affidavit;  
\_\_\_\_\_ Notices of Sale for each Defendant;  
\_\_\_\_\_ Request for service of the notice of sale;  
\_\_\_\_\_ Request for posting, advertising, of the notice of sale.

\_\_\_\_\_ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

*Heather Doyle*  
Heather Doyle  
Legal Assistant

SHAPIRO & KREISMAN, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
Telephone: (610) 278-6800  
Facsimile: (610) 278-9980

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Re: U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust  
2004-8, Home Equity Pass-Through Certificates, Series 2004-8 vs. Tammy J.  
Acker  
CIVIL ACTION NO. 2005 CV 1228  
OUR FILE NO. 05-24813

Sir/Madam:

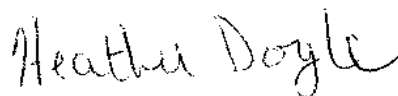
Please serve the NOTICE OF SALE upon the following Defendants at the addresses  
provided:

Tammy J. Acker  
360 Martzville Road  
Berwick, PA 18603

Upon service, please forward to this office in the enclosed self-addressed stamped  
envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Heather Doyle".

Heather Doyle  
Legal Assistant

Enclosures

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24813

U.S. Bank, N.A., as Trustee for registered  
holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates,  
Series 2004-8

PLAINTIFF

vs.

Tammy J. Acker

DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 1228

*2006-ED-132*

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

TO: Tammy J. Acker  
360 Martzville Road  
Berwick, PA 18603

Your house (real estate) at:

360 Martzville Road, Berwick, PA 18603  
07-02B-020

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at \_\_\_\_\_, to enforce the court judgment of \$134,466.69 obtained by U.S. Bank, N.A., as  
Trustee for registered holders of Home Equity Asset Trust 2004-8, Home Equity Pass-Through  
Certificates, Series 2004-8 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 back to U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8, Home Equity Pass-Through Certificates, Series 2004-8 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may 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 on page two of 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 TAKE PLACE.**

4. 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 (610) 278-6800.
5. 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.
6. 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 (570) 389-5622.
7. 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.
8. 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.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 date of filing of said schedule.

10. 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.**

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

05-24813



ALL THAT CERTAIN lot, piece or 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 an iron pin on the southerly line of Martzville Road at the northwesterly corner of Lot No. 17; thence along the southerly side of said road, North 70 degrees, 50 minutes West, a distance of 115 feet; thence South 19 degrees, 10 minutes West, a distance of 250 feet; thence South 70 degrees, 50 minutes East, a distance of 115 feet to line of land now or formerly of Brown Motors; thence along the same and the westerly line of Lot No. 17, North 19 degrees, 10 minutes, a distance of 250 feet to an iron pin in the southerly side of Martzville Road, the place of beginning.

BEING a portion of Lot No. 18 of "Lots laid on the property of J. Donald Kile and E.G. Scott in Briar Creek Township, Columbia County, Pennsylvania, known as "Walnut Glen Farm", August 29, 1950, scale 1"-100', by John T. Church, Registered Surveyor," and "which survey was corrected and modified by survey of James Timbrell, Registered Engineer, July 31, 1951."

BEING THE SAME premises which Robert A. Acker, Jr. and Tammy J. Acker, his wife, by Deed dated January 22, 2001 and recorded in the Recorder's Office of Columbia County, Pennsylvania, on February 21, 2001 at Instrument Number 200101388, granted and conveyed unto Tammy J. Acker, Individually.

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SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24813

U.S. Bank, N.A., as Trustee for registered  
holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates,  
Series 2004-8

PLAINTIFF

vs.

Tammy J. Acker

DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2005 CV 1228

*2006-ED-132*

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

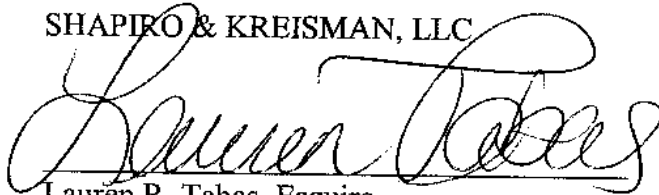
U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8, Home  
Equity Pass-Through Certificates, Series 2004-8  
1665 Palm Beach Lakes, Suite 105  
West Palm Beach, FL 33401

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Tammy J. Acker  
360 Martzville Road  
Berwick, PA 18603

SHAPIRO & KREISMAN, LLC

BY:



Lauren R. Tabas, Esquire  
Attorney for Plaintiff

05-24813

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
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PLAINTIFF

vs.

Tammy J. Acker

DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 1228

*2006-ED-132*

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

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

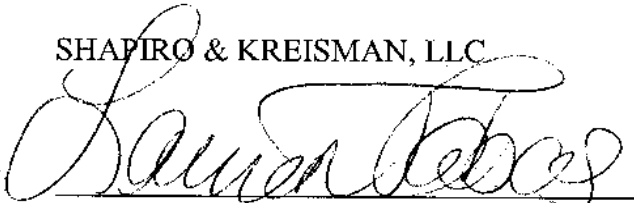
\_\_\_\_\_ FHA - Tenant Occupied or Vacant  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ As a result of a Complaint in Assumpsit  
\_\_\_\_\_ That the Plaintiff has complied in all respects with Section 403 of the  
  X   Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia county for any false statement given herein.

SHAPIRO & KREISMAN, LLC

BY



Lauren R. Tabas, Esquire  
93337



SHAPIRO & KREISMAN, LLC  
BY: KEVIN DISKIN, ESQ.,  
JOSEPH REJENT, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 86727, 59621 & 87137  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24813

U.S. Bank, N.A., as Trustee for registered  
holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates,  
Series 2004-8  
PLAINTIFF

VS.

Tammy J. Acker  
DEFENDANT(S)  
STATE OF: Florida  
COUNTY OF: Orange

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005-CV-1228  
2006-ED-132

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust  
2004-8, Home Equity Pass-Through Certificates, Series 2004-8

By: \_\_\_\_\_

NAME: Jasmine Santiago  
TITLE: US Foreclosure Facilitator

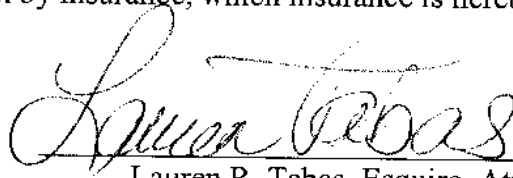
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Heather A. Snider  
Notary Public



Heather A. Snider  
My Commission D0229481  
Expires July 06, 2007

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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; and the Sheriff is hereby releases from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

A handwritten signature in cursive script, reading "Lauren Tabas", written over a horizontal line.

Lauren R. Tabas, Esquire, Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
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COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 1228

*2006-ED-132*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8, Home Equity Pass-Through Certificates, Series 2004-8, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 360 Martzville Road, Berwick, PA 18603.

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

Tammy J. Acker  
360 Martzville Road  
Berwick, PA 18603

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

Tammy J. Acker  
360 Martzville Road  
Berwick, PA 18603

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

U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates, Series 2004-8  
1665 Palm Beach Lakes, Suite 105  
West Palm Beach, FL 33401

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

U.S. Bank, N.A., as Trustee for registered holders of Home Equity Asset Trust 2004-8,  
Home Equity Pass-Through Certificates, Series 2004-8  
1665 Palm Beach Lakes, Suite 105  
West Palm Beach, FL 33401

5. Name and address of every other person who has any record lien on the property:

NONE

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

Columbia County Domestic Relations  
15 Perry Avenue, P.O. Box 380  
Bloomsburg, PA 17815

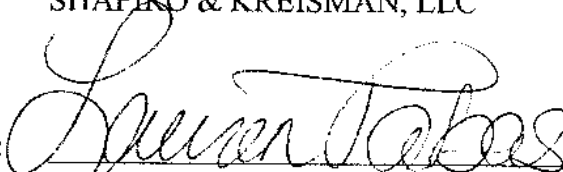
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT  
360 Martzville Road  
Berwick, PA 18603

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.

SHAPIRO & KREISMAN, LLC

BY:

  
Lauren R. Tabas, Esquire

Shapiro & Kreisman, LLC  
General Business Account  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

LaSalle Bank N.A.  
Chicago IL 60603

170205  
2-50/710

Pay This Amount

One Thousand Three Hundred Fifty and No/100 Dollars

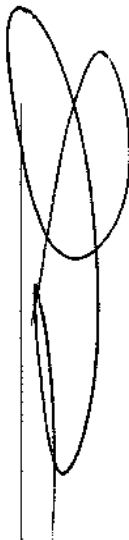
Check Date 08/01/06

Check Amount: \*\*\*\*\*\$1,350.00

Ref: 05-24813 / 33687021 / HD

Check Void After 90 Days

to the  
order of  
SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈170205⑈ ⑆071000505⑆ 5201147419⑈