

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

Deutsche Bank Trust Co, vs Petromily & Jose Rosado

NO. 149-06 ED NO. 1072-06 JD

DATE/TIME OF SALE: Mar 28 0900

BID PRICE (INCLUDES COST) \$ 482,74

POUNDAGE - 2% OF BID \$ 96,44

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4918.38

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 4918.38

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2918.38

SHERIFF'S SALE COST SHEET

Deutsche Bank Trust Co. vs. Retran, 79 + 1000 1022/9
 NO. 149-06 ED NO. 1072-06 JD DATE/TIME OF SALE MAR 78 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</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	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>445.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>709.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>934.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL *****	\$ <u>56.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>300.73</u>
SCHOOL DIST. 20	\$ <u> </u>
DELINQUENT 20	\$ <u>2330.89</u>
TOTAL *****	\$ <u>2630.82</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>620.12</u>
WATER 20	\$ <u> </u>
TOTAL *****	\$ <u>620.12</u>

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

TOTAL COSTS (OPENING BID) \$ 4821.94

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

March 28, 2007

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., ASSET BACKED PASS-
THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005,
WITHOUT RECOURSE vs. PETRONILA POSADA and JOSE R. POSADA

Sale Book/Writ No.: /

Docket Number: 2006-CV-1072

Sale Date: 03/28/2007

Property Address: 1525 3rd Avenue Berwick, PA 18603

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., ASSET BACKED PASS-
THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005,
WITHOUT RECOURSE

505 City Parkway West

Suite 100

Orange, CA 92868

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

GOLDBECK MCCAFFERTY & MCKEEVER

Julianne Crowe

Post Sale Department

215-825-6323

215-825-6423 (fax)

JCrowe@goldbecklaw.com

Amy Gough

215-825-6348

215-825-6448 (fax)

agough@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

Assignment of Bid

NO. 2006-CV-1072 – POSADA
1525 3rd Avenue
Berwick, PA 18603

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated March 28, 2007 to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING
AGREEMENT DATED AS OF MARCH 1, 2005, WITHOUT RECOURSE
505 City Parkway West
Suite 100
Orange, CA 92868

GOLDBECK MCCAFFERTY & MCKEEVER

Date: March 28, 2007


JOSEPH A. GOLDBECK, JR.

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

NAME	TELEPHONE NUMBER
GOLDBECK, McCAFFERTY & McKEEVER	(215) 627-1322

STREET ADDRESS	CITY	STATE	ZIP CODE
701 Market Street, Suite 5000 - Mellon Independence Center	Philadelphia	PA	19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT
	GRANTEE(S)/LESSEE(S) DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005, WITHOUT RECOURSE
STREET ADDRESS Sheriff's Office, PO Box 380	STREET ADDRESS 505 City Parkway West, Suite 100
CITY STATE ZIP CODE Bloomsburg PA 17815	CITY STATE ZIP CODE Orange CA 92868

C. PROPERTY LOCATION

STREET ADDRESS 1525 3rd Avenue	CITY, TOWNSHIP, BOROUGH Berwick - BERWICK BOROUGH
COUNTY Columbia	SCHOOL DISTRICT
1. ACTUAL CASH CONSIDERATION \$4,918.38	2. OTHER CONSIDERATION + -0-
	3. TOTAL CONSIDERATION = \$4,918.38

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$15,086.00	5. COMMON LEVEL RATIO FACTOR X 3.47	6. FAIR MARKET VALUE = \$ 52,348.50
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E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
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2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession (NAME OF DECEDENT) (ESTATE FILE NUMBER)

☐ Transfer to Industrial Development Agency.

☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)

☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____

☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200412179

☐ Corrective deed. (Attach copy of the prior deed).

☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

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

March 28, 2007

290746

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

03/29/2007

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$**2,918.38

TWO THOUSAND NINE HUNDRED EIGHTEEN AND 38 / 100

BOLLARS

MORTGAGE DISBURSEMENT ACCOUNT



Security features. Details on back.

MEMO

Posada

AUTHORIZED SIGNATURE

⑈ 290746⑈ ⑆ 236073801⑆ 70 1100018⑈

County 024

PARCEL ID: 04D-06-097-00,000

TAX YEAR: 2007

ALTERNATE ID:

EFFECTIVE DATE: 04012007

Year Authority Fund

Delq Year	Bill Roll		Inter	Penalty	Fee	Penalty	Total Amount
2005	PRIM	917.85	105.23	84.93	45.00	7.52	1,180.58
2006	PRIM	975.93	15.98	89.61	45.00	7.99	1,134.51
		1,893.78	121.26	174.54	90.00	15.51	2,295.09

Plus \$30.00 for 2006 Taxes.

2,325.09

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

February 6, 2007

Columbia

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

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING
AGREEMENT DATED AS OF MARCH 1, 2005, WITHOUT RECOURSE

vs.

PETRONILA POSADA and JOSE R. POSADA
Term No. 2006-CV-1072

Property address:

1525 3rd Avenue
Berwick, PA 18603

Sheriff's Sale Date: February 07, 2007

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 07, 2007 to March 28,
2007.

Time 7:00
Thank you for your cooperation.

Very truly yours,

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

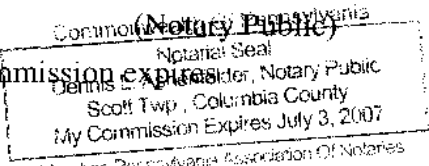
JAG/jlb

cc: Liliana Cruz
AMERIQUEST MORTGAGE COMPANY
Acct. #0094579141

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula J. Barry 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 January 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 31st day of Jan 2007...

.....
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.

.....

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

January 25, 2007

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

RE: No. 2006-CV-1072
PETRONILA POSADA and JOSE R. POSADA

Real Estate Division:

The above case may be sold on February 07, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Scott Lion, Paralegal
Phone: (215) 825-6345 (direct dial)
Fax: (215) 825-6445
Email: slion@goldbecklaw.com

Antoniette Black, Paralegal
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@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-1211
CF: 08/08/2006
SD: 02/07/2007
\$83,714.51

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE OF AMERIQUEST MORTGAGE
SECURITIES, INC., ASSET BACKED PASS-
THROUGH CERTIFICATES, QUEST TRUST SERIES
2005-X1 UNDER THE POOLING AND SERVICING
AGREEMENT DATED AS OF MARCH 1, 2005.
WITHOUT RECOURSE
505 City Parkway West
Suite 100
Orange, CA 92868

Plaintiff

vs.

PETRONILA POSADA
JOSE R. POSADA
**Mortgagor(s) and
Record Owner(s)**

1525 3rd Avenue
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-1072

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:

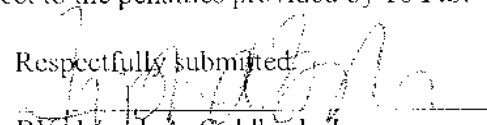
- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s)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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 789-6622

24 HOUR PHONE
(570) 789-6300

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET
BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AS OF MARCH 1, 2005, WITHOUT
RECOURSE

Docket # 149ED2006

VS

MORTGAGE FORECLOSURE

PETRONILA POSADA
JOSE RL POSADA

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 18, 2006, AT 3:20 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON PETRONILA POSADA AT 1106 FIRST AVE., BERWICK BY HANDING
TO JOSE POSADA, HUSBAND, 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 TUESDAY, SEPTEMBER 19, 2006

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET
BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AS OF MARCH 1, 2005, WITHOUT
RECOURSE

Docket # 149ED2006

VS

MORTGAGE FORECLOSURE

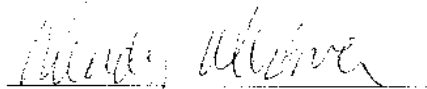
PETRONILA POSADA
JOSE RL POSADA

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 18, 2006, AT 3:20 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JOSE POSADA AT 1106 FIRST AVE., BERWICK BY HANDING TO JOSE
POSADA, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO
THEM THE CONTENTS THEREOF.

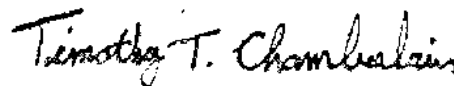
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 19, 2006



NOTARY PUBLIC

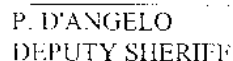
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET
BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AS OF MARCH 1, 2005, WITHOUT
RECOURSE

505 City Parkway West
Suite 100
Orange, CA 92868

Plaintiff

vs.

PETRONILA POSADA

JOSE R. POSADA

Mortgagor(s) and Record Owner(s)

1525 3rd Avenue
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-1072

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005, 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:

1525 3rd Avenue
Berwick, PA 18603

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

PETRONILA POSADA
1106 1st Avenue
Berwick, PA 18603

JOSE R. POSADA
1106 1st Avenue
Berwick, PA 18603

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

PETRONILA POSADA
1106 1st Avenue
Berwick, PA 18603

JOSE R. POSADA
1106 1st Avenue
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:

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

DEUTSCHE BANK NATIONAL BANK TRUST, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES,
SERIES 2004-R7, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF
JULY 1, 2004, WITHOUT RECOURSE
505 City Parkway West
Suite 100
Orange, CA 92868

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
1525 3rd Avenue
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: January 25, 2007



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

TAX YEAR 2007

EFFECTIVE DATE: 02/01/2007

Year	Authority	Fund
------	-----------	------

Delg. Bill		Yard Roll		Interest	Amort	Pending	Total
2005	PRIM	917.85	90.24	84.93	45.00	7.52	1,145.54
2006	PRIM	975.93	.00	89.61	15.00	7.99	1,088.53
		1,893.78	90.24	174.54	60.00	15.51	2,234.07

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 TRUST CO.

VS.

PETRONILA & JOSE POSADA

WRIT OF EXECUTION #149 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PETRONILA & JOSE POSADA AT 1525 THIRD AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH DAY OF JANUARY 2007



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



September 25, 2006

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF
AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED
PASS-THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1
UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF
MARCH 1, 2005, WITHOUT RECOURSE**

VS.

**PETRONILA POSADA
JOSE RL POSADA**

DOCKET # 149ED2006

JD # 1072JD2006

Dear Timothy:

The balance due on sewer account #117821 for the property located at 1525 3rd
Avenue through February 2007 is \$620.12.

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

Sincerely,

Kelly Greer
Authority Clerk

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

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

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) 784-6360

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET
BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AS OF MARCH 1, 2005, WITHOUT
RECOURSE

Docket # 149ED2006

VS

MORTGAGE FORECLOSURE

PETRONILA POSADA
JOSE RL POSADA

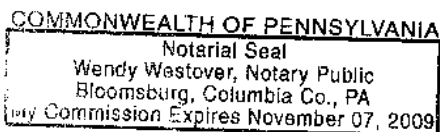
AFFIDAVIT OF SERVICE

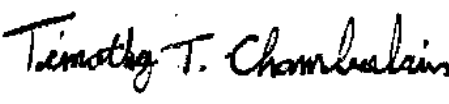
NOW, THIS MONDAY, SEPTEMBER 18, 2006, AT 3:20 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JOSE POSADA AT 1106 FIRST AVE., BERWICK BY HANDING TO JOSE
POSADA, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO
THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 19, 2006


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6388

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET
BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AS OF MARCH 1, 2005, WITHOUT
RECOURSE

Docket # 149ED2006

VS

MORTGAGE FORECLOSURE

PETRONILA POSADA
JOSE RL POSADA

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 18, 2006, AT 3:20 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON PETRONILA POSADA AT 1106 FIRST AVE., BERWICK BY HANDING
TO JOSE POSADA, HUSBAND, 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 TUESDAY, SEPTEMBER 19, 2006



NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009


X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2006

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT

PETRONILA POSADA
JOSE RL POSADA

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
PETRONILA POSADA
1106 FIRST AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOSE POSADA

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 09.18.06 TIME 1520 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

Pat DeLo

DATE 09.18.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2006

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT

PETRONILA POSADA
JOSE RL POSADA

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOSE POSADA	MORTGAGE FORECLOSURE
1106 FIRST AVE.	
BERWICK	

SERVED UPON JOSE POSADA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.18.06 TIME 1520 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

P. Chamberlain DATE 09.18.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2006

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT
PETRONILA POSADA
JOSE RL POSADA
ATTORNEY FIRM
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT(S)
1525 3RD AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON VOCANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09-18-06 TIME 1510 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

09.18.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2006

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT

PETRONILA POSADA
JOSE RL POSADA

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLEAN IDENTIFICATION _____

DATE 09.18.06 TIME 1420 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

Rec. Doh

DATE

09.18.06

*Neither tax
paid as of
9/18/06*

TAX NOTICE 2006 SCHOOL REAL ESTATE
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGER
1615 LINCOLN AVENUE
BERWICK, PA 18603

HOURS Mon, Tue, Thur, Fri 9:30am-4:00pm
Closed Wed & Holidays
Closed Friday after discount
PHONE 570-752-7442

A POSADA JOSE R & PETRONILA
T 1525 THIRD AVENUE

FOR BERWICK AREA SCHOOL DISTRICT				DATE 07/01/2006		BILL# 003184	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY		
REAL ESTATE	15086	47.100	696.34	710.55	781.61		
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	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
				Aug 31	Oct 31	Nov 1	
				696.34	710.55	781.61	

NO REFUNDS UNDER \$5.00

PROPERTY TAXES
2006-2007
1525 THIRD AVE
BERWICK, PA 18603
7111

Tax Notice 2006 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Ginger
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

POSADA JOSE R & PETRONILA
1525 THIRD AVENUE
BERWICK PA 18603

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

If you desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

FOR: COLUMBIA COUNTY				DATE 03/01/2006		BILL NO. 5456	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY		
GENERAL	15,086	5.646	83.48	85.18	93.70		
SINKING		1.345	19.88	20.29	22.32		
LIGHT		.75	11.08	11.31	11.88		
FIRE		1.25	18.48	18.86	19.80		
BORO RE		8.6	127.15	129.74	136.23		
The discount & penalty have been calculated for your convenience				260.07	265.38	283.93	
PAY THIS AMOUNT				April 30	June 30	June 30	
				If paid on or before	If paid on or before	If paid after	
				2%	2%		
				10%	5%		
				PARCEL: 04D-06-097-00,000			
				1525 THIRD AVE			
				2097 Acres	Land	3,654	
					Buildings	11,432	
					Total Assessment	15,086	

This tax returned to courthouse on: January 1, 2007

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2006

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT

PETRONILA POSADA
JOSE RL POSADA

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

RELATIONSHIP Client IDENTIFICATION _____

DATE 09.18.06 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 09.18.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/14/2006

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT

PETRONILA POSADA
JOSE RL POSADA

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Leiva

RELATIONSHIP Continued Service IDENTIFICATION _____

DATE 9-18-06 TIME 0920 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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 9/18/06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-SEP-06

FEE:\$5.00

CERT. NO:2482

POSADA JOSE R & PETRONILA
1525 THIRD AVENUE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20030-6136
LOCATION: 1525 THIRD AVE LOT #932
PARCEL: 04D-06 -097-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,107.94	37.61	0.00	1,145.55
TOTAL DUE :					\$1,145.55

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2007

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
cin.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/14/2006

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 149ED2006

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE POOLING
AND SERVICING AGREEMENT DATED AS OF MARCH 1,
2005, WITHOUT RECOURSE

DEFENDANT

PETRONILA POSADA
JOSE RL POSADA

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9-15-6 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

J. Cuth

DATE 9-15-6

REAL ESTATE OUTLINE

ED # 149-06

DATE RECEIVED 9-14-06
DOCKET AND INDEX 9-15-06

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 2,000.00 ✓ CK# 267656
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb, 1, 07 TIME 0900
POSTING DATE Jan 8, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 1
2ND WEEK Jan
3RD WEEK Jan, 5

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 149 OF 2006 ED AND CIVIL WRIT NO. 1072 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 lot, piece or parcel of land together with the two story frame single dwelling house thereon erected, lying and being situate on the northerly side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at the southwest corner of Lot No. 931, this being the west side of the fourth lot west of Poplar Street on the north side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick, which was formerly the Ferris Farm; See plot or plan recorded in Recorder's Office at Bloomsburg, PA in Miscellaneous Book No. 8 Page 366; thence in a northerly direction along Lot No. 931, a distance of 205.6 feet to a fifteen foot alley; thence in a westerly direction along said alley a distance of 45 feet to the corner of Lot No. 933; thence in a southerly direction along Lot No. 933 a distance of 203.3 feet to Third Avenue; thence in an easterly direction along Third Avenue a distance of 45 feet to the place of beginning.

This description is intended to cover and this deed to convey single house and Lot No. 932, TAX PARCEL NO: 04D-06-097

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 149 OF 2006 ED AND CIVIL WRIT NO. 1072 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:

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:00 AM

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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., ASSET
BACKED PASS-THROUGH CERTIFICATES,
QUEST TRUST SERIES 2005-X1 UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AS OF MARCH 1, 2005, WITHOUT
RECOURSE
505 City Parkway West
Suite 100
Orange, CA 92868

vs.

PETRONILA POSADA
JOSE R. POSADA
1525 3rd Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2006-CV-1072

2006-ED-149
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: 1525 3rd Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	<u>\$83,714.51</u>
Interest From 03/01/2006 Through 09/11/2006	<u> </u>
(Costs to be added)	<u> </u>

Dated: 9/14/2006

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

Deputy *Elizabeth A. Berman*

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., ASSET BACKED
PASS-THROUGH CERTIFICATES, QUEST TRUST
SERIES 2005-X1 UNDER THE POOLING AND
SERVICING AGREEMENT DATED AS OF
MARCH 1, 2005, WITHOUT RECOURSE
505 City Parkway West
Suite 100
Orange, CA 92868

Plaintiff

vs.

PETRONILA POSADA
JOSE R. POSADA
(Mortgagor(s) and Record Owner(s))
1525 3rd Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1072

2006-ED 149

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005, 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:

1525 3rd Avenue
Berwick, PA 18603

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

PETRONILA POSADA
1106 1st Avenue
Berwick, PA 18603

JOSE R. POSADA
1106 1st Avenue
Berwick, PA 18603

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

PETRONILA POSADA
1106 1st Avenue
Berwick, PA 18603

JOSE R. POSADA
1106 1st Avenue

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:

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

DEUTSCHE BANK NATIONAL BANK TRUST, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES
2004-R7, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JULY 1, 2004,
WITHOUT RECOURSE

505 City Parkway West
Suite 100
Orange, CA 92868

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.

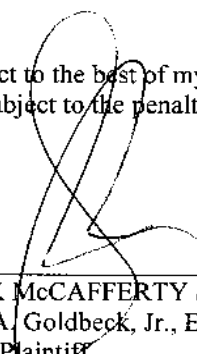
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1525 3rd Avenue
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: September 11, 2006



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

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

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COMPANY, AS TRUSTEE OF AMERIQUEST
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SERIES 2005-X1 UNDER THE POOLING AND
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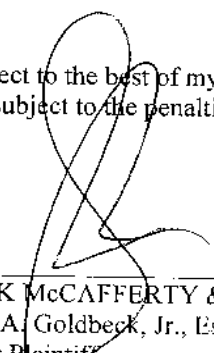
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge 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
1525 3rd Avenue
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: September 11, 2006



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

All that certain lot, piece or parcel of land together with the two story frame single dwelling house thereon erected, lying and being situate on the northerly side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at the southwest corner of Lot No. 931, this being the west side of the fourth lot west of Poplar Street on the north side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick, which was formerly the Ferris Farm; See plot or plan recorded in Recorder's Office at Bloomsburg, PA in Miscellaneous Book No. 8 Page 366; thence in a northerly direction along Third Avenue a distance of 205.6 feet to a fifteen foot alley; thence in a westerly direction along said alley a distance of 45 feet to the corner of Lot No. 933; thence in a southerly direction along Lot No. 933 a distance of 203.3 feet to Third Avenue; thence in an easterly direction along Third Avenue a distance of 100 feet to the place of beginning.

This description is intended to cover and this deed to convey single house and Lot No. 932.

UNRECORDED PARCEL NO: 04D-06-097

All that certain lot, piece or parcel of land together with the two story frame single dwelling house thereon erected, lying and being situate on the northerly side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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TAX PARCEL NO: 04D-06-097

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS-THROUGH CERTIFICATES	COURT NUMBER 2006-CV-1072	
DEFENDANT/S/ PETRONILA POSADA and JOSE R. POSADA	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
PETRONILA POSADA

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1106 1st Avenue, 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

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
September 11, 2006

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE OF AMERIQUEST MORTGAGE
SECURITIES, INC., ASSET BACKED PASS-
THROUGH CERTIFICATES, QUEST TRUST SERIES
2005-X1 UNDER THE POOLING AND SERVICING
AGREEMENT DATED AS OF MARCH 1, 2005,
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505 City Parkway West
Suite 100
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Plaintiff

vs.

PETRONILA POSADA
JOSE R. POSADA
Mortgagor(s) and Record Owner(s)

1525 3rd Avenue
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-1072

**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: POSADA, PETRONILA
PETRONILA POSADA
1106 1st Avenue
Berwick, PA 18603

Your house at 1525 3rd Avenue, 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 \$83,714.51 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005, 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., ASSET BACKED PASS-THROUGH CERTIFICATES, QUEST TRUST SERIES 2005-X1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2005, 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 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.

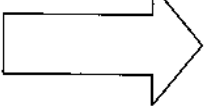
NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815

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

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS-THROUGH CERTIFICATES	COURT NUMBER 2006-CV-1072	
DEFENDANT/S/ PETRONILA POSADA and JOSE R. POSADA	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
PETRONILA POSADA and JOSE R. POSADA

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1106 1st Avenue, 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 September 11, 2006
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
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ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

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Attorney for Plaintiff

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IN THE COURT OF
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CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2006-CV-1072

2006-ED-149

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

Joseph A. Goldbeck, Jr.
Attorney for plaintiff

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

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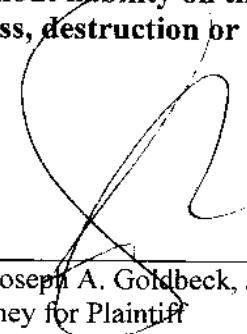
IN THE COURT OF COMMON PLEAS
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No. 2006-CV-1072

2006-ED.149

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

269836

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

FIRSTTRUST BANK

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

3-7380/2360

09/11/2006

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Posada

AUTHORIZED SIGNATURE

⑈ 269836 ⑈ ⑆ 23807380 ⑆ 70 1100018 ⑈

