

# SHERIFF'S SALE COST SHEET

Book of NY vs. Register  
 NO. 175-06 ED NO. 1237-05 JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>310.50</u>	

WEB POSTING	33% \$150.00
PRESS ENTERPRISE INC.	\$ <u>690.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>915.78</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.-</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.78

*Refund to Amy*  
 \$ 649.22

**GOLDBECK McCAFFERTY & McKEEVER**  
A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

April 5, 2007

Columbia

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

**BOOK WRIT**

RE: THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET  
BACKED CERTIFICATES, SERIES 2001-1F  
vs.  
LINDA KESSLER and ALBERT J. KESSLER  
Term No. 2005 CV 1237 MF

**Property address:**

*2820 White Birch Lane  
Bloomsburg, PA 17815*

**Sheriff's Sale Date: April 11, 2007**

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: February 06, 2007  
Case number: 07-50305  
Chapter: 13  
Judge: John Thomas

Thank you for your cooperation.

Very truly yours,

  
JOSEPH A. GOLDBECK, JR.

JAG/jlb

cc: Patricia Rojo  
SELECT PORTFOLIO SERVICING  
Acct. #8790341807

# SHERIFF'S SALE COST SHEET

The Bank of New York vs. Linda + Albert Koster  
 NO. 115-06 ED NO. 1857-05 JD DATE/TIME OF SALE Feb 7 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</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>10.00</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>395.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>616.88</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>915.88</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1487.88

**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 7, 2007

Columbia

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

**BOOK WRIT**

RE: THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET  
BACKED CERTIFICATES, SERIES 2001-1F

vs.

LINDA KESSLER and ALBERT J. KESSLER  
Term No. 2005 CV 1237 MF

**Property address:**

2820 White Birch Lane  
Bloomsburg, PA 17815

Sheriff's Sale Postpone Date: April 11, 2007

9:00 AM

Dear Sir/Madam:

Kindly **POSTPONE**, due to a bankruptcy filing, the above-captioned Sheriff's Sale scheduled for February 07, 2007 to April 11, 2007.

Thank you for your cooperation.

Very truly yours,  
Goldbeck McCafferty & McKeever

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

JAG/jlb

cc:

LINDA KESSLER & ALBERT J. KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

James Beatrice, Jr. Esq.  
Email: beatriceclaw@aol.com

Bankruptcy Information: Chapter 13, Case Number #07-50305, Filing Date: 02/06/2007

**BEATRICE LAW OFFICES**  
**ATTORNEYS & COUNSELLORS AT LAW**  
**PO BOX 70**  
**HUGHESVILLE, PA 17737**  
**(570)-546-2050**



JAMES BEATRICE, JR.  
ALTHEA C. BEATRICE  
ANTHONY C. BEATRICE

**FACSIMILE TRANSMITTAL FORM**

**TO:** *Sheriff Chamberlain*

**Tele:** 389-5622

**Fax:** 389-5625

**FROM:** *Atty Beatrice*

**RE:** *Kessler, Albert & Linda sale of real estate for 2/7/07-  
Bankruptcy Case # 5:07-bk-50305 (Kindly stay sale)*

**Number of Pages Including Cover:** *4*

**DATE:** *2/6/07*

If you have not received all pages, or have problems receiving, please call sender.

**Message:**

Attached correspondence regarding above-referenced matter.

**CONFIDENTIALITY NOTICE**

The information transmitted herewith may be confidential and protected from disclosure by law as proprietary information, attorney-client communications, attorney work product or otherwise. It is intended for the exclusive use of the named recipient.

If you are not the named recipient, disclosure or distribution of the information transmitted herewith may be subject to legal restriction or sanction, and you are requested to notify us by telephone to arrange for return of the information and all copies.

**United States Bankruptcy Court**  
**Middle District of Pennsylvania**
**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>Kessler, Albert J</b>	Name of Joint Debtor (Spouse) (Last, First, Middle): <b>Kessler, Linda K</b>
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): <b>AKA Albert John Kessler</b>	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): <b>AKA Linda Kay Kessler</b>
Last four digits of Soc. Sec. Complete EIN or other Tax ID No. (if more than one, enter all): <b>xxx-xx-5034</b>	Last four digits of Soc. Sec. Complete EIN or other Tax ID No. (if more than one, enter all): <b>xxx-xx-3870</b>
Street Address of Debtor (No. and Street, City, and State): <b>2820 White Birch Lane          Bloomsburg, PA</b> <div style="text-align: right;">ZIP Code <b>17815</b></div>	Street Address of Joint Debtor (No. and Street, City, and State): <b>2820 White Birch Lane          Bloomsburg, PA</b> <div style="text-align: right;">ZIP Code <b>17815</b></div>
County of Residence or of the Principal Place of Business: <b>Columbia</b>	County of Residence or of the Principal Place of Business: <b>Columbia</b>
Mailing Address of Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>	Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above): <div style="text-align: right; font-size: 1.2em;">5:07-BK-50305</div>	

<b>Type of Debtor</b> (Form of Organization) (Check one box)	<b>Nature of Business</b> (Check one box)	<b>Chapter of Bankruptcy Code Under Which</b> the Petition is Filed (Check one box)
<input checked="" type="checkbox"/> <b>Individual</b> (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (if debtor is not one of the above entities, check this box and state type of entity below.)	<input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other  <b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box) <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined as 11 U.S.C. § 101(8) as measured by an individual primarily for a personal, family, or household purpose. <input type="checkbox"/> Debts are primarily business debts.
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2 million. Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptance of the plan was solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

<b>Statistical/Administrative Information *** James Beatrice, Jr. ***</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.	THIS SPACE IS FOR COURT USE ONLY  <div style="font-size: 1.5em; font-weight: bold;">ENTERED</div> <div style="font-size: 1.5em;">3:00 PM EST</div> <div style="font-size: 1.2em; font-weight: bold;">FEB 06 2007</div> <div style="font-size: 1.2em;">W-B, PA ECF</div> <div style="font-weight: bold;">FILE COPY</div>																				
<b>Estimated Number of Creditors</b> <table style="width: 100%; text-align: center;"> <tr> <td>1-49</td> <td>50-99</td> <td>100-199</td> <td>200-999</td> <td>1000-5,000</td> <td>5001-10,000</td> <td>10,001-25,000</td> <td>25,001-50,000</td> <td>50,001-100,000</td> <td>OVER 100,000</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		1-49	50-99	100-199	200-999	1000-5,000	5001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	OVER 100,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-49	50-99	100-199	200-999	1000-5,000	5001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	OVER 100,000												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>Estimated Assets</b> <table style="width: 100%; text-align: center;"> <tr> <td>\$0 to \$10,000</td> <td>\$10,001 to \$100,000</td> <td>\$100,001 to \$1 million</td> <td>\$1,000,001 to \$100 million</td> <td>More than \$100 million</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		\$0 to \$10,000	\$10,001 to \$100,000	\$100,001 to \$1 million	\$1,000,001 to \$100 million	More than \$100 million	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
\$0 to \$10,000	\$10,001 to \$100,000	\$100,001 to \$1 million	\$1,000,001 to \$100 million	More than \$100 million																	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
<b>Estimated Liabilities</b> <table style="width: 100%; text-align: center;"> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$1 million</td> <td>\$1,000,001 to \$100 million</td> <td>More than \$100 million</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$1 million	\$1,000,001 to \$100 million	More than \$100 million	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$1 million	\$1,000,001 to \$100 million	More than \$100 million																	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	

**Voluntary Petition**

(This page must be completed and filed in every case)

Name of Debtor(s):  
Kessler, Albert J  
Kessler, Linda K

**All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)**

Location Where Filed: - None -	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:

**Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)**

Name of Debtor: - None -	Case Number:	Date Filed:
District:	Relationship:	Judge:

**Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

☒ /s/ James Beatrice, Jr. February 6, 2007  
Signature of Attorney for Debtor(s) (Date)  
James Beatrice, Jr.

**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

- ☐ Yes, and Exhibit C is attached and made a part of this petition.  
☒ No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☒ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☒ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Statement by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes)

- ☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

**Voluntary Petition***(This page must be completed and filed in every case.)*Name of Debtor(s):  
Kessler, Albert J  
Kessler, Linda K**Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(h).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X** /s/ Albert J Kessler

Signature of Debtor Albert J Kessler

**X** /s/ Linda K Kessler

Signature of Joint Debtor Linda K Kessler

Telephone Number (If not represented by attorney)

February 6, 2007

Date

**Signature of Attorney****X** /s/ James Beatrice, Jr.

Signature of Attorney for Debtor(s)

James Beatrice, Jr.

Printed Name of Attorney for Debtor(s)

Beatrice Law Offices

Firm Name

PO Box 70Hughesville, PA 17737

Address

570-546-2050

Telephone Number

February 6, 2007

Date

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X** \_\_\_\_\_  
Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.**X** \_\_\_\_\_

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(h), and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19B is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

**X** \_\_\_\_\_

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.*



# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of New York vs Linda & Albert Koster

NO. 175-06 ED NO. 125705 JD

DATE/TIME OF SALE: Feb, 7 1000

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: \$ \_\_\_\_\_

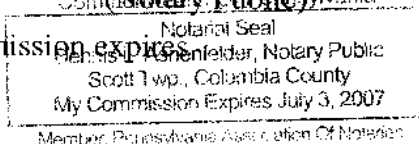
TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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. 2005 CV 1237 MF**  
**LINDA KESSLER and ALBERT J. KESSLER**

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](mailto:slion@goldbecklaw.com)

**Antoniette Black, Paralegal**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto: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  
Attorney for Plaintiff

SPS-0343  
CF: 10/04/2005  
SD: 02/07/2007  
\$102,490.74

THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED  
CERTIFICATES, SERIES 2001-1F  
1270 Northland Drive, Ste. 200  
Mendota Heights, MN 55120

Plaintiff

vs.

LINDA KESSLER  
ALBERT J. KESSLER  
Mortgagor(s) and  
Record Owner(s)

2820 White Birch Lane  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 1237 MF

**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.

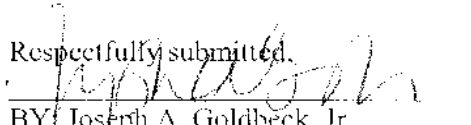
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ 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) 389-5622

24 HOUR PHONE  
(570) 784-6300

THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE HOLDERS OF THE EQCC ASSET  
BACKED CERTIFICATES, SERIES 2001-1F

VS

Docket # 175ED2006

MORTGAGE FORECLOSURE

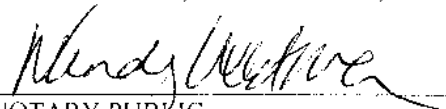
LINDA KESSLER  
ALBERT J. KESSLER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 21, 2006, AT 11:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON LINDA KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG  
BY HANDING TO LINDA KESSLER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

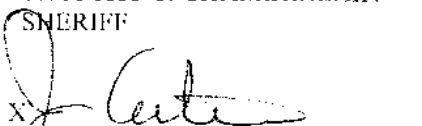
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. CARTER  
DEPUTY SHERIFF

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

THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE HOLDERS OF THE EQCC ASSET  
BACKED CERTIFICATES, SERIES 2001-1F  
VS

Docket # 175ED2006

MORTGAGE FORECLOSURE

LINDA KESSLER  
ALBERT J. KESSLER

AFFIDAVIT OF SERVICE

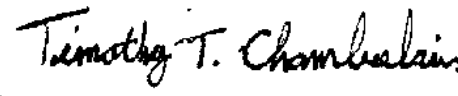
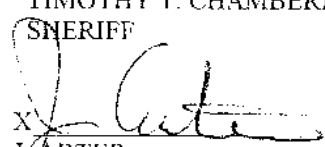
NOW, THIS TUESDAY, NOVEMBER 21, 2006, AT 11:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ALBERT KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG  
BY HANDING TO LINDA KESSLER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

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



  
X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF  
  
X  
\_\_\_\_\_  
J. CARTER  
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

THE BANK OF NEW YORK, AS TRUSTEE FOR  
THE HOLDERS OF THE EQCC ASSET BACKED  
CERTIFICATES, SERIES 2001-1F  
1270 Northland Drive, Ste. 200  
Mendota Heights, MN 55120

Plaintiff

vs.

LINDA KESSLER  
ALBERT J. KESSLER  
**Mortgagor(s) and Record Owner(s)**

2820 White Birch Lane  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 1237 MF

AFFIDAVIT PURSUANT TO RULE 3129

THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED  
CERTIFICATES, SERIES 2001-1F, 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:

2820 White Birch Lane  
Bloomsburg, PA 17815

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

LINDA KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

ALBERT J. KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

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

LINDA KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

ALBERT J. KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815



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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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.

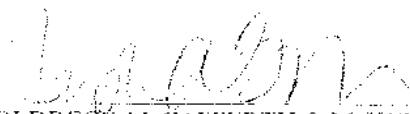
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
2820 White Birch Lane  
Bloomsburg, PA 17815

(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

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.

THE BANK OF NEW YORK

VS.

LINDA & ALBERT KESSLER

WRIT OF EXECUTION #175 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LINDA & ALBERT KESSLER AT 2820 WHITE BIRCH LANE BLOOMSBURG  
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 8<sup>TH</sup> DAY OF, JANUARY 2007



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

Deb

**JANUARY 31, 2007**

10:30 AM LAWRENCE REGAN & JEANETTE LAKE--2732 HEIGHTS RD BERWICK--07-03-021

NONE

**FEBRUARY 7, 2007**

- 9:00 AM DALE & RICKY MILHEIM--216 JACKSON ST. BERWICK--04B-04-091 Feb. Amount 2005 Taxes 995.96
- 9:00 AM PETRONILA & JOSE POSADA--1525 3<sup>RD</sup> AVE. BERWICK--04D-06-097 2005 Taxes 1,145.54  
2006 Taxes 1,088.53
- 9:00 AM GUY SLUSSER--22 GOLF COURSE ROAD BERWICK--11-07-023-01 NONE
- 9:00 AM NICOLE RUHMEL--1530 RUHMELS LANE BERWICK--04D-04-007 NONE
- 9:30 AM EARL YODER & ALFONSO KOROS--1548 SPRING GARDEN AVE. BERWICK--04D-05-055 2005 1,439.47  
2006 1,375.22
- 9:30 AM LINDA & RICHARD KARNS--RURAL ROUTE 1, ROUTE 487, STILLWATER--33-01-006 2006 6,052.38
- 9:30 AM TIMOTHY CORNELISON--825 MERCER ST. BERWICK--04D-06-134-01 NONE
- 9:30 AM HEATHER SHUMAN--606 HETLERVILLE RD NESCOPECK--23-08-11 NONE
- 10:00 AM JOSEPH & DIANE HALYE--41 BUCKHORN RD BLOOMSBURG--18-02A-020 NONE
- 10:00 AM RICHARD HUMMEL--312 THIRD ST. WILBURTON--14-9A-058 NONE
- 10:00 AM LINDA & ALBERT KESSLER--2820 WHITE BIRCH LN BLOOMSBURG--31-04A-094 NONE
- 10:00 AM ALAN MERCURIO--123 N SECOND ST. CATAWISSA--08-02-194 2006 Taxes \$490.12
- 10:30 AM BRYAN & LAVINA WILDONER--260 MARKET ST. BENTON--02-4-039 2006 Taxes \$795.03
- 10:30 AM KATHLEEN & TIMOTHY THORYK--1429 SPRING GARDEN AVE. BERWICK--04D-08-074 NONE
- 10:30 AM NAOMI & ERICA KAISER--1629 FRANKLIN ST. BERWICK--04A-11-029 NONE  
2005 22,402.83  
2006 20,368.68
- 1:00 PM LUCAS-BEIERSCHMITT--55 WILLIAMSBURG RD BLOOMSBURG--18-02-04, 18-07-06-01, 18-02-04-18  
\*\*\*SALE TO BE HELD AT 55 WILLIAMSBURG ROAD BLOOMSBURG\*\*\*  
2005 757.47  
2006 677.79

18,02-004-18,000

2005 1,277.88

2006 1,162.03

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

THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE HOLDERS OF THE EQCC ASSET  
BACKED CERTIFICATES, SERIES 2001-1F  
VS

Docket # 175ED2006

MORTGAGE FORECLOSURE

LINDA KESSLER  
ALBERT J. KESSLER

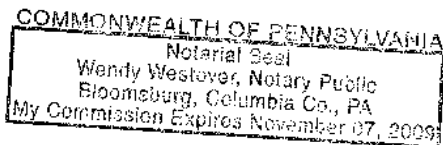
AFFIDAVIT OF SERVICE

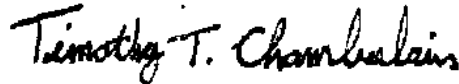
NOW, THIS TUESDAY, NOVEMBER 21, 2006, AT 11:50 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ALBERT KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG BY HANDING TO LINDA KESSLER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

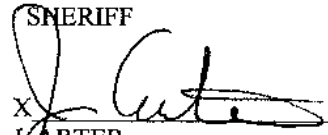
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. CARTER  
DEPUTY SHERIFF

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) 784-6390

THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE HOLDERS OF THE EQCC ASSET  
BACKED CERTIFICATES, SERIES 2001-1F

VS

Docket # 175ED2006

MORTGAGE FORECLOSURE

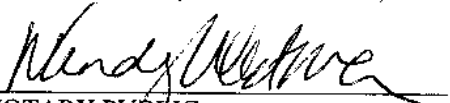
LINDA KESSLER  
ALBERT J. KESSLER

AFFIDAVIT OF SERVICE


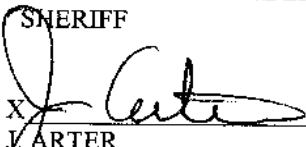
NOW, THIS TUESDAY, NOVEMBER 21, 2006, AT 11:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON LINDA KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG  
BY HANDING TO LINDA KESSLER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 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  
J. CARTER  
DEPUTY SHERIFF

**Tax Notice 2006 County & Municipality**

SCOTT TWP

**MAKE CHECKS PAYABLE TO:**

H James Hock  
2626 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR: 12:00 TO 5PM

LAST 2 WEEKS OF

APRIL, JUNE, AUG. &amp; OCT

**PHONE:** 570-784-7823**FOR: COLUMBIA COUNTY**DATE  
03/01/2006BILL NO.  
29173

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	36,520	5.646	202.07	206.19	226.81
SINKING		1.345	48.14	49.12	54.03
FIRE		.251	8.99	9.17	10.09
TWP RE		2.93	104.86	107.00	117.70
WATER		.000374	13.39	13.66	15.03
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>377.45</b>	<b>423.66</b>
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

KESSLER ALBERT J & LINDA  
2820 WHITE BRICH LANE  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 31 -04A-094-00,000  
2820 WHITE BIRCH LN  
.4357 Acres Land 6,644  
Buildings 29,876  
Total Assessment 36,520

This tax returned to  
courthouse on:  
January 1, 2007

**FILE COPY**

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

**Tax Notice 2006 County & Municipality**

SCOTT TWP

**MAKE CHECKS PAYABLE TO:**

H James Hock  
2626 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR: 12:00 TO 5PM

LAST 2 WEEKS OF

APRIL, JUNE, AUG. &amp; OCT

**PHONE:** 570-784-7823**FOR: COLUMBIA COUNTY**DATE  
03/01/2006BILL NO.  
29174

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	3,691	5.646	20.42	20.84	22.92
SINKING		1.345	4.88	4.96	5.46
FIRE		.251	0.91	0.93	1.02
TWP RE		2.93	10.59	10.81	11.89
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>37.54</b>	<b>41.29</b>
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

KESSLER ALBERT J & LINDA K  
2820 WHITE BIRCH LANE  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 31 -04A-050-00,000  
.4842 Acres Land 3,691  
Buildings 0  
Total Assessment 3,691

This tax returned to  
courthouse on:  
January 1, 2007

**FILE COPY**

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

**TAX NOTICE 2006 SCHOOL REAL ESTATE**

SCOTT TOWNSHIP

**MAKE CHECKS PAYABLE TO:**

H. James Hock  
2626 Old Berwick Road  
Bloomsburg, PA 17815

**HOURS:** Tue, Wed, Thur 12-5 pm

Last 2 weeks of Aug &amp; Oct

**PHONE** 570-784-7823**FOR CENTRAL COLUMBIA SCHOOL DIST**

DATE 07/01/06

BILL# 001153

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY
REAL ESTATE	36520	30.996	1109.33	1131.97	1245.17
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.			<b>PAY THIS AMOUNT</b>	<b>1131.97</b>	<b>1245.17</b>
			AUG 31 IF PAID ON	OCT 31 IF PAID ON	NOV 1 IF PAID

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KESSLER ALBERT J & LIN  
2820 WHITE BRICH LANE  
BLOOMSBURG PA 17815

OR BEFORE OR BEFORE AFTER  
SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 04A094000000		22986
2820 WHITE BIRCH LN	6644.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2007.
0253-1149	29876.00	
0.44 ACRES		

Copy 1

TAX NOTICE 2006 SCHOOL REAL ESTATE  
SCOTT TOWNSHIP  
MAKE CHECKS PAYABLE TO:  
H. James Hock  
2626 Old Berwick Road  
Bloomsburg, PA 17815

FOR CENTRAL COLUMBIA SCHOOL DIST				DATE 07/01/06	BILL# 001154
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	3691	30.996	112.12	114.41	125.85
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.		<b>PAY THIS AMOUNT</b>	112.12	114.41	125.85
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	NOV 1 IF PAID AFTER

HOURS Tue, Wed, Thur 12-5 pm  
Last 2 weeks of Aug & Oct  
  
PHONE 570-784-7823

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KESSLER ALBERT J & LINDA K  
2820 WHITE BIRCH LANE  
BLOOMSBURG PA 17815

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 04A050000000		22950
Land	3691.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2007.
0267-0197		
0.48 ACRES		

Copy 1

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5625

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6500

Wednesday, November 15, 2006

**H. JAMES HOCK-TAX COLLECTOR  
2626 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815-**

**THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE  
EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F**

**VS**

**LINDA KESSLER  
ALBERT J. KESSLER**

**DOCKET # 175ED2006**

**JD # 1237JD2005**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County



2005 CV 1237 MF

**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

THE BANK OF NEW YORK, AS TRUSTEE FOR  
THE HOLDERS OF THE EQCC ASSET BACKED  
CERTIFICATES, SERIES 2001-1F  
1270 Northland Drive, Ste. 200  
Mendota Heights, MN 55120

Plaintiff

vs.

LINDA KESSLER  
ALBERT J. KESSLER  
Mortgagor(s) and Record Owner(s)

2820 White Birch Lane  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2005 CV 1237 MF

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: KESSLER, ALBERT J.  
**ALBERT J. KESSLER**  
2820 White Birch Lane  
Bloomsburg, PA 17815

Sale February 7, 2007 10:00 am

Your house at 2820 White Birch Lane, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on , at 11:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,490.74 obtained by THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F 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:

2005 CV 1237 MF

1. The sale will be cancelled if you pay to THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F, 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**

**717-784-8760**

**PENNSYLVANIA BAR ASSOCIATION**

**P.O. Box 186**

**Harrisburg, PA 17108**

**800-692-7375**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/15/2006

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 175ED2006

PLAINTIFF

THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES,  
SERIES 2001-1F

DEFENDANT

LINDA KESSLER  
ALBERT J. KESSLER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
ALBERT KESSLER
2820 WHITE BIRCH LANE
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Linda

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

DATE 11-21-06 TIME 1150 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) \_\_\_\_\_

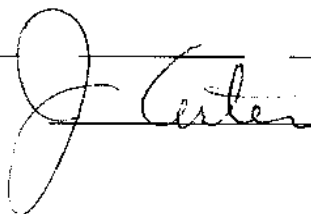
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 11-21-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/15/2006

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 175ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES,  
SERIES 2001-1F

DEFENDANT LINDA KESSLER  
ALBERT J. KESSLER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA KESSLER	MORTGAGE FORECLOSURE
2820 WHITE BIRCH LANE	
BLOOMSBURG	

SERVED UPON Linda

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

DATE 11-21-06 TIME 1150 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 11-21-06

Item 4 if Restricted Delivery is used, you must 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 F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG, PA 17105

**X** *Received* ☒ Addressee  
B. Received by (Printed Name) *NOV 17 2005*  
C. Date of Delivery

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

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

Article Number  
(Transfer from service label)  
2005 0390 0001 2235 8908

Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)  
2005 1160 0000 3415 0650

102595-02-M-15

PS Form 3811, February 2004

Item 4 if Restricted Delivery is used, you must print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of PA  
PO B ox 2675  
Harrisburg, PA 17105

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

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

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

**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.

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

PS Form 3811, February 2004

PS Form 3811, February 2004

PS Form 3811, February 2004

Domestic Return Receipt

Domestic Return Receipt

Domestic Return Receipt

102595-02-M-11

102595-02-M-11

102595-02-M-11

2. Article Number  
(Transfer from service label)  
2005 0390 0001 2235 8915

2. Article Number  
(Transfer from service label)  
2005 1160 0000 3415 0643

2. Article Number  
(Transfer from service label)  
2005 0390 0001 2235 8922

Domestic Return Receipt

Domestic Return Receipt

Domestic Return Receipt

102595-02-M-11

102595-02-M-11

102595-02-M-11

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

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

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

PS Form 3811, February 2004

PS Form 3811, February 2004

PS Form 3811, February 2004

Domestic Return Receipt

Domestic Return Receipt

Domestic Return Receipt

102595-02-M-11

102595-02-M-11

102595-02-M-11

4. Restricted Delivery? (Extra Fee) ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

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

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

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

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

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

B. Received by (Printed Name) *NOV 17 2005*  
C. Date of Delivery

B. Received by (Printed Name) *NOV 17 2005*  
C. Date of Delivery

B. Received by (Printed Name) *NOV 17 2005*  
C. Date of Delivery

A. Signature *[Signature]*

A. Signature *[Signature]*

A. Signature *[Signature]*

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

102595-02-M-11

102595-02-M-11

102595-02-M-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/15/2006

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 175ED2006

PLAINTIFF

THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES,  
SERIES 2001-1F

DEFENDANT

LINDA KESSLER  
ALBERT J. KESSLER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Dropped in Mail Box

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

DATE 11-24-06 TIME 1:35 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

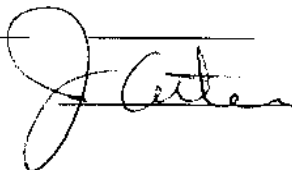
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 11-24-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/15/2006

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 175ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES,  
SERIES 2001-1F

DEFENDANT LINDA KESSLER  
ALBERT J. KESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
SCOTT SEWER
TENNY ST.
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Sharon Keller

RELATIONSHIP Admin Asst IDENTIFICATION \_\_\_\_\_

DATE 11-21-6 TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. Cuda

DATE 11-21-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/15/2006

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 175ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES,  
SERIES 2001-1F

DEFENDANT LINDA KESSLER  
ALBERT J. KESSLER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Leslie L. Quinn

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

DATE 11-20-06 TIME 12:45 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter DATE 11-20-06



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/15/2006

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 175ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES,  
SERIES 2001-1F

DEFENDANT LINDA KESSLER  
ALBERT J. KESSLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON WEB Miller

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

DATE 11-17-06 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 11-17-06

COUNTY OF COLUMBIA

Fee: \$5.00

District: SCOTT TWP  
Deed: 0253 -1149  
Location: 2820 WHITE BIRCH LN  
Parcel Id:31 -04A-094-00,000

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

# REAL ESTATE OUTLINE

ED # 175 06

DATE RECEIVED 1-11-01  
DOCKET AND INDEX 1-11-01

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION \_\_\_\_\_  
COPY OF DESCRIPTION \_\_\_\_\_  
WHEREABOUTS OF LKA \_\_\_\_\_  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF SALE \_\_\_\_\_  
WATCHMAN RELEASE FORM \_\_\_\_\_  
AFFIDAVIT OF LIENS LIST \_\_\_\_\_  
CHECK FOR ~~\$1,350.00~~ OR 2000 CK# 215710

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

SALE DATE 2-1-01 TIME 1000  
POSTING DATE 1-11-01  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 1-11-01  
2<sup>ND</sup> WEEK 1-18-01  
3<sup>RD</sup> WEEK 1-25-01

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 175 OF 2005 ED AND CIVIL WRIT NO. 1237 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL, AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE SITUATE ON THE SOUTHERLY SIDE OF WHITE BIRCH LANE; THENCE ALONG THE DIVIDING LINE OF LOTS NO. 16 AND 17, SOUTH 0 DEGREES 24 MINUTES EAST, 158 FEET TO A STAKE; THENCE ALONG LAND OF WILLIAM PERRIGE, NORTH 74 DEGREES 30 MINUTES WEST, 105 FEET TO A STAKE; THENCE ALONG LAND OF SAID GRANTORS AND LOT NO. 18, NORTH 16 DEGREES 18 MINUTES WEST, 184 FEET TO A STAKE; THENCE ALONG THE SOUTHERN SIDE OF WHITE BIRCH LAND, NORTH 87 DEGREES 2 MINUTES EAST, 100 FEET TO A STAKE; THENCE ALONG THE SOUTHERN SIDE OF WHITE BIRCH LANE, BY A CURVE, 15 FEET TO A STAKE THE PLACE OF BEGINNING. CONTAINING 10,810 SQUARE FEET ABND BEING LOT NO. 17 IN SCOTT TOWN PARK, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. SAID DESCRIPTION BEING TAKEN FROM A SURVEY PREPARED BY A. CARL WOLFE, R.S.  
TAX PARCEL #: 31-04A-094

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 175 OF 2005 ED AND CIVIL WRIT NO. 1237 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN PIECE, PARCEL, AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE SITUATE ON THE SOUTHERLY SIDE OF WHITE BIRCH LANE; THENCE ALONG THE DIVIDING LINE OF LOTS NO. 16 AND 17, SOUTH 0 DEGREES 24 MINUTES EAST, 158 FEET TO A STAKE; THENCE ALONG LAND OF WILLIAM PERRIGE, NORTH 74 DEGREES 30 MINUTES WEST, 105 FEET TO A STAKE; THENCE ALONG LAND OF SAID GRANTORS AND LOT NO. 18, NORTH 16 DEGREES 18 MINUTES WEST, 184 FEET TO A STAKE; THENCE ALONG THE SOUTHERN SIDE OF WHITE BIRCH LAND, NORTH 87 DEGREES 2 MINUTES EAST, 100 FEET TO A STAKE; THENCE ALONG THE SOUTHERN SIDE OF WHITE BIRCH LANE, BY A CURVE, 15 FEET TO A STAKE THE PLACE OF BEGINNING. CONTAINING 10,810 SQUARE FEET ABND BEING LOT NO. 17 IN SCOTT TOWN PARK, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. SAID DESCRIPTION BEING TAKEN FROM A SURVEY PREPARED BY A. CARL WOLFE, R.S.  
TAX PARCEL #: 31-04A-094

## TERMS OF SALE

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**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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 175 OF 2005 ED AND CIVIL WRIT NO. 1237 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL, AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE SITUATE ON THE SOUTHERLY SIDE OF WHITE BIRCH LANE; THENCE ALONG THE DIVIDING LINE OF LOTS NO. 16 AND 17, SOUTH 0 DEGREES 24 MINUTES EAST, 158 FEET TO A STAKE; THENCE ALONG LAND OF WILLIAM PERRIGE, NORTH 74 DEGREES 30 MINUTES WEST, 105 FEET TO A STAKE; THENCE ALONG LAND OF SAID GRANTORS AND LOT NO. 18, NORTH 16 DEGREES 18 MINUTES WEST, 184 FEET TO A STAKE; THENCE ALONG THE SOUTHERN SIDE OF WHITE BIRCH LAND, NORTH 87 DEGREES 2 MINUTES EAST, 100 FEET TO A STAKE; THENCE ALONG THE SOUTHERN SIDE OF WHITE BIRCH LANE, BY A CURVE, 15 FEET TO A STAKE THE PLACE OF BEGINNING. CONTAINING 10,810 SQUARE FEET ABND BEING LOT NO. 17 IN SCOTT TOWN PARK, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. SAID DESCRIPTION BEING TAKEN FROM A SURVEY PREPARED BY A. CARL WOLFE, R.S.  
TAX PARCEL #: 31-04A-094

## TERMS OF SALE

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

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

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

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

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







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

THE BANK OF NEW YORK, AS TRUSTEE FOR  
THE HOLDERS OF THE EQCC ASSET BACKED  
CERTIFICATES, SERIES 2001-1F  
1270 Northland Drive, Ste. 200  
Mendota Heights, MN 55120

Plaintiff

vs.

LINDA KESSLER  
ALBERT J. KESSLER  
(Mortgagor(s) and Record Owner(s))  
2820 White Birch Lane  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1237 MF

**AFFIDAVIT PURSUANT TO RULE 3129**

THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED  
CERTIFICATES, SERIES 2001-1F, 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:

2820 White Birch Lane  
Bloomsburg, PA 17815

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

LINDA KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

ALBERT J. KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

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

LINDA KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

ALBERT J. KESSLER  
2820 White Birch Lane  
Bloomsburg, PA 17815

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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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.

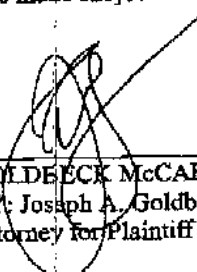
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
2820 White Birch Lane  
Bloomsburg, PA 17815

(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: November 15, 2006

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F	COURT NUMBER 2005 CV 1237 MF	
DEFENDANT/S/ LINDA KESSLER and ALBERT J. KESSLER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
ALBERT J. KESSLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
2820 White Birch Lane, Bloomsburg, PA 17815

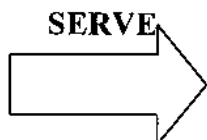
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F	COURT NUMBER 2005 CV 1237 MF	
DEFENDANT/S/ LINDA KESSLER and ALBERT J. KESSLER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
LINDA KESSLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
2820 White Birch Lane, Bloomsburg, PA 17815

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SIGNATURE OF ATTORNEY

***Joseph A.***

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(215) 627-1322

DATE  
November 10, 2006

ADDRESS OF ATTORNEY

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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
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2820 White Birch Lane, Bloomsburg, PA 17815

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**PLEASE POSY HANDBILL.**

SIGNATURE OF ATTORNEY

**Joseph A.**

TELEPHONE NUMBER  
(215) 627-1322

DATE  
November 10, 2006

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKeeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
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Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
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215-627-1322  
Attorney for Plaintiff

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1270 Northland Drive, Ste. 200  
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Plaintiff

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**Mortgagor(s) and Record Owner(s)**  
2820 White Birch Lane  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2005 CV 1237 MF

**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 19106-1532  
215-627-1322  
Attorney for Plaintiff

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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1237 MF

**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



GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
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BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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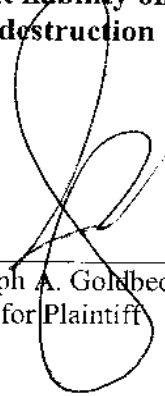
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BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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TAX PARCEL #: 31-04A-094

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

FIRSTTRUST BANK

3-7380/2360

11/10/2006

275970

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

\$2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE



MEMO *Kessler*

⑈ 275970⑈ ⑆ 238073801⑆ 70 1100018⑈

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000- Mellon Independence Center  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2005 CV 1237 MF

**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: KESSLER, LINDA  
**LINDA KESSLER**  
2820 White Birch Lane  
Bloomsburg, PA 17815

Your house at 2820 White Birch Lane, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on , at 11:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,490.74 obtained by THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F 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 THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F, 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.**

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P.O. Box 186  
Harrisburg, PA 17108  
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