

# SHERIFF'S SALE COST SHEET

NO. 1105-06 ED NO. 1376-05 JD VS. Pickler & Co. Attys DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>333.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1798.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1823.00</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>1300.00</u>
MISC. <u>Phone</u>	\$ <u>1403.33</u>
TOTAL ***** \$ <u>1403.33</u>	

TOTAL COSTS (OPENING BID) \$ 3395.01  
1500.00 Dep.

Due \$ 1895.01

ZUCKER, GOLDBERG & ACKERMAN  
ATTORNEY BUSINESS ACCOUNT  
01/23/2008

Payee: COLUMBIA COUNTY SHERIFF  
Amount: \$1,895.01 For: 79546;SHERIFF FEE  
Matter ID: 79546 Matter Name: BIEBER, DANNY R.

Check # 162500  
Request # 66820  
Conflict: Y By gg  
Amount: \$1,895.01

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE A PENTAGON-SHAPED TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN  
ATTORNEYS AT LAW  
ATTORNEY BUSINESS ACCOUNT  
200 SHEFFIELD ST., SUITE 301  
MOUNTAINVIEW, NJ 07092

JPMORGAN CHASE BANK, N.A.  
MONTCLAIR, NJ 07042

162500

162500

55-233/212

\*\*One Thousand Eight hundred Ninety Five dollars and One cents\*\*

DATE

AMOUNT

01/23/2008

\$1,895.01

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF  
P.O. BOX 380  
BLOOMSBURG PA 17815

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE  
ZUCKER, GOLDBERG & ACKERMAN  
ATTORNEY BUSINESS ACCOUNT

For 79546;SHERIFF FEE

⑆162500⑆ ⑆021202337⑆ 61038031851⑆

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

Please refund any excess from our advance or bill our office for any additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Elsa Rios*

Foreclosure Sales Specialist  
908-233-8500 X 137

LEONARD H. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
FRANCES GAMBARDIELLA  
TANEISHA J. INGRAM  
MILICA A. FATOVICH  
BRIAN C. NICHOLAS\*\*\*  
STEVEN D. KROL

\*ALSO MEMBER OF NY, PA AND CA BAR  
\*\*ALSO MEMBER OF PA BAR  
\*\*\*ALSO MEMBER OF NY AND ME BAR  
\*\*\*\*MEMBER OF PA BAR ONLY

OF COUNSEL:  
SCOTT A. DIETTERICK, ESQ. \*\*\*\*  
KIMBERLY A. BONNER, ESQ. \*\*\*\*

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 301  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto:zuckergoldberg.com/pr)

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1927  
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office  
P.O. Box 650  
Hershey, PA 17033  
717-533-3560  
Fax: 717-533-3561

XWP-79546

March 27, 2007

*Via Fax & Regular Mail*  
*Fax No. 570-389-5625*

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: M&T Mortgage Corporation, successor by merger to Keystone  
Financial Bank, N.A**  
**vs. Danny R. Bieher, et al**  
**Premises: RD 9 Box 248  
Bloomsburg, PA 17815**  
**Docket No.: 2006-CV-1376**  
**Sheriff #: #205 OF 2006**

Dear Sir or Madam:

Please consider this correspondence a formal request to CANCEL the sheriff sale scheduled for **03/28/2007 at 9:00** in the above-referenced matter. The loan was paid off in the amount of \$70,166.51. Please refund any excess from our advance or bill our office for any additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Elsa Rios*

Foreclosure Sales Specialist  
908-233-8500 X 137

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

FACSIMILE TRANSMITTAL SHEET

TO: Gammie FROM: Tim Chamberlain  
COMPANY: DATE: 12-17-07  
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: 2  
PHONE NUMBER: SENDER'S REFERENCE NUMBER:  
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/CC  
AT  
OFFICE  
PLEASE

COLUMBIA COUNTY SHERIFF'S  
CONCERNING THESE DOCUMENTS,

1-23 Called  
This Else Pres will  
Cos Send CK  
(PK not received)

March 27 with

5 of fax

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  
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---

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FACSIMILE TRANSMITTAL SHEET

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TO: <i>Gammie</i>	FROM: <i>Tim Chamberlain</i>
COMPANY:	DATE: <i>10-10-07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

---

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

---

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622.

*10-10-07*

*10-10-07*

*Gammie*

---

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

FACSIMILE TRANSMITTAL SHEET

TO: <i>fls9</i>	FROM: <i>Sheriff Chamberlain</i>
COMPANY:	DATE: <i>8-31-07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

*2nd fax*

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
FRANCES GAMBARDIELLA  
TANEISHA J. INGRAM  
MILICA A. FATOVICH  
BRIAN C. NICHOLAS\*\*\*  
STEVEN D. KROL

\*ALSO MEMBER OF NY, PA AND CA BAR  
\*\*ALSO MEMBER OF PA BAR  
\*\*\*ALSO MEMBER OF NY AND ME BAR  
\*\*\*\*MEMBER OF PA BAR ONLY

OF COUNSEL:  
SCOTT A. DIETTERICK, ESQ. \*\*\*\*  
KIMBERLY A. BONNER, ESQ. \*\*\*\*

## ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
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For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto:zuckergoldberg.com/pr)

REPLY TO NEW JERSEY ADDRESS

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LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033  
717-533-3560  
Fax: 717-533-3562

XWP-79546

March 27, 2007

*Via Fax & Regular Mail*  
*Fax No. 570-389-5625*

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation, successor by merger to Keystone  
Financial Bank, N.A.  
vs. Danny R. Bieber, et al  
Premises: RD 9 Box 248  
Bloomsburg, PA 17815  
Docket No.: 2006-CV-1376  
Sheriff #: #205 OF 2006

Dear Sir or Madam:

Please consider this correspondence a formal request to CANCEL the sheriff sale scheduled for 03/28/2007 at 9:00 in the above-referenced matter. The loan was paid off in the amount of \$70,166.51. Please refund any excess from our advance or bill our office for any additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Elsa Rios*

Foreclosure Sales Specialist  
908-233-8500 X 137

Zucker, Goldberg & Ackerman, LLC

March 27, 2007

Page 2 of 2

cc: Danny R. Bieber  
294 Whitehall Road  
Bloomsburg, PA 17815

Jeanette M. Carothers  
294 Whitehall Road  
Bloomsburg, PA 17815

Arlin Thrush, Esq. Via Fax 570-752-5918



PO Box 380  
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Elsa

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** March 27, 2007

**Re:** M&T vs. Bieber & Carothers

**CC:**

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

● **Comments:**

I received your fax staying this sale. I have attached a cost sheet showing a balance due of \$1,895.01

# SHERIFF'S SALE COST SHEET

M+T Mgmt. Corp. vs. Danny Biebor & Jeannette Carothers  
 NO. 205-06 ED NO. 1376-06 JD DATE/TIME OF SALE 11/14/07 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>12.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>418.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1298.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1523.56</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>4.50</u>
TOTAL ***** \$ <u>14.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>244.16</u>
SCHOOL DIST. 20	\$ <u>          </u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>249.16</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>                                </u>	\$ <u>          </u>
<u>                                </u>	\$ <u>          </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2572.96

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

ALT Mort. Corp. VS Danny Bleiber & Jocelyne Carothers

NO. 205-06 ED NO. 1376-06 JD

DATE/TIME OF SALE: Mar 28 0900

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

March 7, 14, 21, 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 22<sup>nd</sup> day of MARCH, 2007.....

.....  
(Notary Public)

My commission expires.....  
Commonwealth Of Pennsylvania

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007

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.  
.....

205  
LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG

RICHARD P. HABER\*\*  
FRANCES GAMBARDIELLA  
TANEISHA J. INGRAM  
MILICA A. FATOVICH  
BRIAN C. NICHOLAS\*\*\*

200 SHEFFIELD STREET- SUITE 301  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

\*ALSO MEMBER OF NY, PA AND CA BAR  
\*\*ALSO MEMBER OF PA BAR  
\*\*\*ALSO MEMBER OF NY AND ME BAR  
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TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](http://zuckergoldberg.com/pr)

REPLY TO NEW JERSEY ADDRESS

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033  
717-533-3560  
Fax: 717-533-3562

OF COUNSEL:  
SCOTT A. DIETRICK, ESQ. \*\*\*  
KIMBERLY A. BONNER, ESQ. \*\*\*\*

XWP-79546

March 2, 2007

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

**Re: M&T Mortgage Corporation, successor by merger to Keystone  
Financial Bank, N.A**  
**vs. Danny R. Bieber, et al**  
**Premises: RD 9 Box 248**  
**Bloomsburg, PA 17815**  
**Docket No.: 2006-CV-1376**

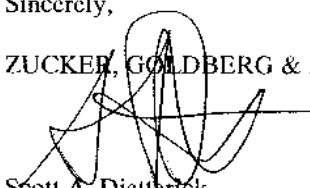
Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Marie Lindner of our office at (908) 233-8500 ext. 115.

Sincerely,

ZUCKER, GOLDBERG & ACKERMAN, LLC

  
Scott A. Dietrick

enclosures

cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

CIVIL DIVISION

NO.: 2006-CV-1376

ISSUE NO.:

TYPE OF PLEADING

**Pa. R.C.P. RULE 3129.2(C)  
AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND  
OTHER PARTIES OF INTEREST**

CODE:

FILED ON BEHALF OF:  
M&T Mortgage Corporation, successor  
by merger to Keystone Financial Bank,  
N.A

COUNSEL OF RECORD FOR THIS  
PARTY:

ZUCKER, GOLDBERG &  
ACKERMAN, LLC

Scott A. Dietterick, Esquire  
Pa. I.D. #55650  
Kimberly A. Bonner, Esquire  
Pa. I.D. #89705

200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500  
(908) 233-1390 FAX  
office@zuckergoldberg.com  
File No.: XWP- 79546/ml

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

:  
: CIVIL DIVISION  
:  
: NO.: 2006-CV-1376  
:  
:  
:  
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:  
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:

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Marie Lindner, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, M&T Mortgage Corporation, successor by merger to Keystone Financial Bank, N.A, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants, Danny R. Bieber, single and Jeanette M. Carothers, single, are the record owners of the real property.
2. On or about January 3, 2007, Danny R. Bieber, single and Jeanette M. Carothers, single were served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at the address of the mortgaged premises, being RD 9 Box 248, Bloomsburg PA 17815. A true and correct copy of said Notice and Return of Service are marked Exhibit "A", attached hereto and made a part hereof.

3. On or about February 5, 2007, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

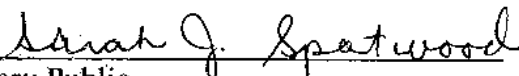
Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

ZUCKER, GOLDBERG & ACKERMAN, LLC  
Attorneys for Plaintiff

Dated: March 2, 2007

  
\_\_\_\_\_  
MARIE LINDNER  
Paralegal

Sworn to and subscribed before  
me this 2nd day of March, 2007

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES:

**SARAH J. SPOTWOOD**  
**A NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 7/19/2009**



79546

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) 784-4300

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Docket # 205ED2006

VS

MORTGAGE FORECLOSURE

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 9:25 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JEANETTE CAROTHERS AT 294 WHITEHALL ROAD,  
BLOOMSBURG BY HANDING TO ANNA KRESSLER, Mother, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 04, 2007

  
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

  
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
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24 HOUR PHONE  
(570) 784-6300

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Docket # 205ED2006

VS

MORTGAGE FORECLOSURE

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

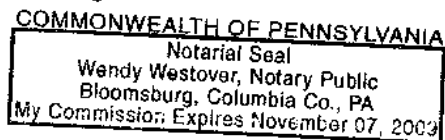
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 9:25 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON DANNY BIEBER AT 294 WHITEHALL ROAD, BLOOMSBURG BY  
HANDING TO ANNA KRESSLER, ADULT IN CHARGE, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 04, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. CARTER  
DEPUTY SHERIFF

2. Article Number



7160 3901 9849 8292 1731

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

2-7-07

C. Signature

X Anna M. Kressler

☐ Agent  
☐ Addressee  
☐ Yes  
☐ No

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

JEANETTE M. CAROTHERS  
294 Whitehall Road  
Bloomsburg, PA 17815

PS Form 3811, January 2005

Domestic Return Receipt

ML

2. Article Number



7160 3901 9849 8292 1793

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

FEB 07 2007

C. Signature

X Samuel J. Ventura

☐ Agent  
☐ Addressee  
☐ Yes  
☐ No

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

PS Form 3811, January 2005

Domestic Return Receipt

ML

Article Number



7160 3901 9849 8292 1786

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

2-7-07

C. Signature

X Anna M. Kressler

☐ Agent  
☐ Addressee  
☐ Yes  
☐ No

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

Service Type CERTIFIED MAIL

Restricted Delivery? (Extra Fee) ☐ Yes

Article Addressed to:

UNKNOWN SPOUSE  
294 Whitehall Road  
Bloomsburg, PA 17815

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

2-7-07

C. Signature

X Anna M. Kressler

☐ Agent  
☐ Addressee  
☐ Yes  
☐ No

D. Is delivery address different from item 1?  
If YES, enter delivery address below:



7160 3901 9849 8292 1779

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

UNKNOWN TENANT OR TENANTS  
RD 9 Box 248  
Bloomsburg, PA 17815

19546

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 8292 1748

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

☐ Yes

1. Article Addressed to:

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

## COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Chris McCoaty

B. Date of Delivery

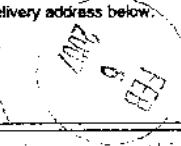
C. Signature

X Chris McCoaty

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

ML

PS Form 3846 January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 8292 1755

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

☐ Yes

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

## COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

T. Doyle

B. Date of Delivery

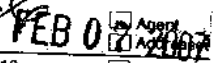
C. Signature

X T. Doyle

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

ML

PS Form 3841, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 8292 1762

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

☐ Yes

1. Article Addressed to:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

## COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Chris McCoaty

B. Date of Delivery

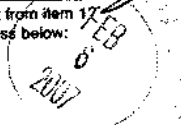
C. Signature

X Chris McCoaty

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

ML

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

2005 1160 0000 3415 1770

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

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

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

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

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

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

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

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

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

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

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

PS Form 3811, February 2004

Domestic Return Receipt

(Transfer from service label)

2. Article Number

2005 1160 0000 3415 1787

PS Form 3811, February 2004

Domestic Return Receipt

(Transfer from service label)

2. Article Number

2005 1160 0000 3415 1763

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

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

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

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

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

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

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

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

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

PS Form 3811, February 2004

Domestic Return Receipt

(Transfer from service label)

2. Article Number

2005 1160 0000 3415 1787

PS Form 3811, February 2004

Domestic Return Receipt

(Transfer from service label)

2. Article Number

2005 1160 0000 3415 1763

## 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:

Dept. of Revenue  
Dept. 280601  
Harrisburg, PA 17128

2. Article Number  
(Transfer from service label)

7005 1160 0000 3415 1749

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label)

7005 1160 0000 3415 1732

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Samuel J. Verthuis*  
Agent

B. Received by (Printed Name)  
C. Date of Delivery  
JAN 04 2007

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Payle*  
Agent

B. Received by (Printed Name)  
JAN 04 2007  
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

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

CIVIL DIVISION

NO.: 2006-CV-1376

*2006-ED-205*

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Jeanette M. Carothers  
294 Whitehall Road  
Bloomsburg, PA 17815

**Certified Article Number**

**7160 3901 9849 8292 1731**

**SENDERS RECORD**

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 on **March 28, 2007** at **9:00 am** prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

RD 9 Box 248, Bloomsburg, PA, 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2006-CV-1376

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Danny R. Bieber, single and Jeanette M. Carothers, single

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or



for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & JACKERMAN

BY: 

Dated: December 20, 2006

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

Exhibit A (Legal Description)

ALL OF THOSE THREE (3) CERTAIN PIECES, PARCELS AND TRACTS OF LAND SITAUTE IN THE TOWNSHIP OF MADISON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS. TO WIT:

TRACT NO. 1: BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE STAE HIGHWAY LEADING FROM JERSEYTOWN TO WHITE HALL, IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY, THENCE BY SAID MURRAY, NORTH 38 1/2 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 47 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 38 1/2 DEGREES WEST, 100 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY; THENCE BY THE SAME, NORTH 47 DEGREES WEST, 100 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS PREPARED FROM SURVEY OF JOHN S. JACCBS, REGISTERED C.E., DATED APRIL 11, 1964.

TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A PUBLIC HIGHWAY BETWEEN WHITE HALL AND JERSEYTOWN AND IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE GRANTORS; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS NORTH 47 DEGREES WEST 100 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 16 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE ALONG SAID LANDS SOUTH 44 DEGREES 40 MINUTES EAST 150 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS SOUTH 38 1/2 DEGREES WEST 110 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF THE AFORESAID HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF THE AFORESAID HIGHWAY NORTH 47 DEGREES WEST 50 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A SURVEY PREPARED FOR HAROLD R. LYONS AND SHIRLEY M. LYONS, ON JULY 10, 1965, BY JOHN S. JACOBS, C.E.

TRACT NO. 3: BEGINNING AT A POINT, SAID POINT BEING 110 FEET FROM THE NORTHERLY RIGHT-OF-WAY OF LEGISLATIVE ROUTE NO. 44, LEADING FROM JERSEYTOWN TO WHITE HALL, AND IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS AND OTHER LANDS NOW OR FORMERLY OF THE GRANTEES; THENCE ALONG OTHER LANDS OF THE GRANTEES, NORTH 44 DEGREES 40 MINUTES WEST 150 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA POWER AND LIGHT COMPANY; THENCE ALONG SAID LANDS, NORTH 38 DEGREES 31 MINUTES EAST 537 FEET TO A POINT; THENCE ALONG SAID LANDS, NORTH 36 DEGREES 28 MINUTES EAST 166 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF HALL AXE; THENCE ALONG LANDS OF SAID HALL AXE, SOUTH 34 DEGREES 30 MINUTES EAST 126 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS; THENCE ALONG SAID WILLIAMS' LAND, SOUTH 31 DEGREES 21 MINUTES WEST 679 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A DRAFT FOIR CORA M. NEITZ AND ORVAL T. HEITZ ON THE 29TH DAY OF JULY, 1972, BY JOHN S. JACOBS, P.E.

DEED FROM DANNY R. BIEBER, AS SET FORTH IN DEED BOOK 635 PAGE 0422, DATED 21/06/96, RECORDED DATE 09/06/96, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 21-03-006-13

CIVIL DIVISION  
NO.: 2006-CV-1376

## SENDERS RECORD

No. 2006-CV-1376

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Danny R. Bieber, single and Jeanette M. Carothers, single

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

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It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

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1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Dated: December 20, 2006

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

Exhibit A (Legal Description)

---

ALL OF THOSE THREE (3) CERTAIN PIECES, PARCELS AND TRACTS OF LAND SITAUTE IN THE TOWNSHIP OF MADISON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS, TO WIT:

TRACT NO. 1: BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE STAE HIGHWAY LEADING FROM JERSEYTOWN TO WHITE HALL, IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY, THENCE BY SAID MURRAY, NORTH 38 1/2 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 47 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 38 1/2 DEGREES WEST, 100 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY; THENCE BY THE SAME, NORTH 47 DEGREES WEST, 100 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS PREPARED FROM SURVEY OF JOHN S. JACCBS, REGISTERED C.E., DATED APRIL 11, 1964.

TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A PUBLIC HIGHWAY BETWEEN WHITE HALL AND JERSEYTOWN AND IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE GRANTORS; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS NORTH 47 DEGREES WEST 100 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 16 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE ALONG SAID LANDS SOUTH 44 DEGREES 40 MINUTES EAST 150 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS SOUTH 38 1/2 DEGREES WEST 110 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF THE AFORESAID HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF THE AFORESAID HIGHWAY NORTH 47 DEGREES WEST 50 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A SURVEY PREPARED FOR HAROLD R. LYONS AND SHIRLEY M. LYONS, ON JULY 10, 1965, BY JOHN S. JACOBS, C.E.

TRACT NO. 3: BEGINNING AT A POINT, SAID POINT BEING 110 FEET FROM THE NORTHERLY RIGHT-OF-WAY OF LEGISLATIVE ROUTE NO. 44, LEADING FROM JERSEYTOWN TO WHITE HALL, AND IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS AND OTHER LANDS NOW OR FORMERLY OF THE GRANTEES; THENCE ALONG OTHER LANDS OF THE GRANTEES, NORTH 44 DEGREES 40 MINUTES WEST 150 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA POWER AND LIGHT COMPANY; THENCE ALONG SAID LANDS, NORTH 38 DEGREES 31 MINUTES EAST 537 FEET TO A POINT; THENCE ALONG SAID LANDS, NORTH 36 DEGREES 28 MINUTES EAST 166 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF HALL AXE; THENCE ALONG LANDS OF SAID HALL AXE, SOUTH 34 DEGREES 30 MINUTES EAST 126 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS; THENCE ALONG SAID WILLIAMS' LAND, SOUTH 31 DEGREES 21 MINUTES WEST 679 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A DRAFT FOIR CORA M. NEITZ AND ORVAL T. HEITZ ON THE 29TH DAY OF JULY, 1972, BY JOHN S. JACOBS, P.E.

DEED FROM DANNY R. BIEBER, AS SET FORTH IN DEED BOOK 635 PAGE 0422, DATED 21/06/96, RECORDED DATE 09/06/96, COLUMBIA COUNTY RECORDS. COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 21-03-006-13

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

CIVIL DIVISION

NO.: 2006-CV-1376

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO:

COLUMBIA COUNTY TAX CLAIM  
BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

COMMONWEALTH OF  
PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

COLUMBIA COUNTY DOMESTIC  
RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**Certified Article Number**

7160 3901 9849 8292 1748

**SENDERS RECORD**  
**Certified Article Number**

7160 3901 9849 8292 1755

**Certified Article Number**

7160 3901 9849 8292 1762

**SENDERS RECORD**

UNKNOWN TENANT OR TENANTS  
RD 9 Box 248  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
294 Whitehall Road  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE-  
INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

**Certified Article Number**

7160 3901 9849 8292 1779

**SENDERS RECORD**  
**Certified Article Number**

7160 3901 9849 8292 1786

**SENDERS RECORD**  
**Certified Article Number**

7160 3901 9849 8292 1793

**SENDERS RECORD**

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE  
Bloomsburg, Pennsylvania 17815

on March 28, 2007 at 9:00am, the following described real estate which Danny R. Bieber, single and Jeanette M. Carothers, single are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

RD 9 Box 248,  
Bloomsburg, PA 17815  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").



The said Writ of Execution has been issued on a judgment in the action of  
M&T Mortgage Corporation, successor by  
merger to Keystone Financial Bank, N.A  
Plaintiff

vs.  
Danny R. Bieber  
Defendant

at EX. NO. 2006-CV-1376 in the amount of \$71,747.57 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

---

ZUCKER GOLDBERG & ACKERMAN

BY: 

Dated: February 5, 2007

Scott A. Dieterick, Esquire; PA I.D.  
#55650

Kimberly A. Bonner, Esquire; P.A.I.D.  
#89705

Richard P. Haber, Esquire; P.A.I.D.  
#202567

200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

File No.: XWP-79546

(908) 233-8500; (908) 233-1390 FAX

Exhibit A (Legal Description)

ALL OF THOSE THREE (3) CERTAIN PIECES, PARCELS AND TRACTS OF LAND SITAUTE IN THE TOWNSHIP OF MADISON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS, TO WIT:

TRACT NO. 1: BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE STAE HIGHWAY LEADING FROM JERSEYTOWN TO WHITE HALL, IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY, THENCE BY SAID MURRAY, NORTH 38 1/2 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 47 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 38 1/2 DEGREES WEST, 100 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY; THENCE BY THE SAME, NORTH 47 DEGREES WEST, 100 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS PREPARED FROM SURVEY OF JOHN S. JACOBBS, REGISTERED C.E., DATED APRIL 11, 1964.

TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A PUBLIC HIGHWAY BETWEEN WHITE HALL AND JERSEYTOWN AND IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE GRANTORS; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS NORTH 47 DEGREES WEST 100 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 16 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE ALONG SAID LANDS SOUTH 44 DEGREES 40 MINUTES EAST 150 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS SOUTH 38 1/2 DEGREES WEST 110 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF THE AFORESAID HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF THE AFORESAID HIGHWAY NORTH 47 DEGREES WEST 50 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A SURVEY PREPARED FOR HAROLD R. LYONS AND SHIRLEY M. LYONS, ON JULY 10, 1965, BY JOHN S. JACOBS, C.E.

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DEED FROM DANNY R. BIEBER, AS SET FORTH IN DEED BOOK 635 PAGE 0422, DATED 21/06/96, RECORDED DATE 09/06/96, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 21-03-006-13

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS

Defendants.

Docket No.: 2006-CV-1376

Execution No.:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

M&T Mortgage Corporation, successor by merger to Keystone Financial Bank, N.A, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at RD 9 Box 248, Bloomsburg, PA 17815.

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

DANNY R. BIEBER AND JEANETTE M. CAROTHERS  
294 Whitehall Road  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

DANNY R. BIEBER  
294 Whitehall Road  
BloomsburgPA 17815

JEANETTE M. CAROTHERS  
294 Whitehall Road  
Bloomsburg, PA 17815

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

M&T MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A  
Plaintiff

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

M&T MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A  
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC REALATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
RD 9 Box 248  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
294 Whitehall Road  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Dated: December 20, 2006

Scott A. Dienerick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX

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.

M&T MORTGAGE CORP.

VS.

DANNY BIEBER & JEANETTE CAROTHERS

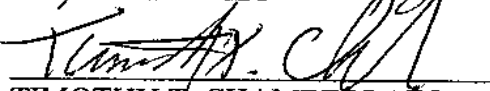
WRIT OF EXECUTION #205 OF 2006 ED

POSTING OF PROPERTY

February 21, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DANNY BIEBER & JEANETTE CAROTHERS AT 294 WHITEHALL RD  
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22<sup>ND</sup> DAY OF FEBRUARY 2007



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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Docket # 205ED2006

VS

MORTGAGE FORECLOSURE

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

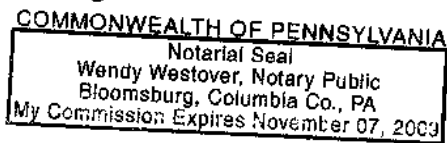
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 9:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DANNY BIEBER AT 294 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO ANNA KRESSLER, ADULT IN CHARGE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

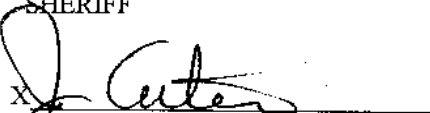
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 04, 2007

  
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

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Docket # 205ED2006

VS

MORTGAGE FORECLOSURE

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 9:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JEANETTE CAROTHERS AT 294 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO ANNA KRESSLER, Mother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 04, 2007

  
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

  
J. ARTER  
DEPUTY SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/2/2007

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 205ED2006

PLAINTIFF

M&T MORTGAGE CORPORATION, SUCCESSOR BY  
MERGER TO KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

ATTORNEY FIRM

ZUCKER GOLDBERG AND ACKERMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEIPER

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 1-4-7 TIME 0925 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. Auler DATE 1-4-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/2/2007

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 205ED2006

PLAINTIFF M&T MORTGAGE CORPORATION, SUCCESSOR BY  
MERGER TO KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT DANNY R. BIEBER  
JEANETTE M. CAROTHERS  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

<b>PERSON/CORP TO SERVED</b>
DANNY BIEBER
294 WHITEHALL ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON ANNIE KRESSIER

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

DATE 1-3-7 TIME 0925 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. Gula

DATE 1-3-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/2/2007

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 205ED2006

PLAINTIFF

M&T MORTGAGE CORPORATION, SUCCESSOR BY  
MERGER TO KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

ATTORNEY FIRM

ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
JEANETTE CAROTHERS
294 WHITEHALL ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ANNOT / KR25512K

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

DATE 1-3-7 TIME 0925 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. Guter DATE 1-3-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/2/2007

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 205ED2006

PLAINTIFF

M&T MORTGAGE CORPORATION, SUCCESSOR BY  
MERGER TO KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

ATTORNEY FIRM

ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
MILDRED MOORE-TAX COLLECTOR
37 WHITEHALL ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Mildred

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

DATE 1-3-7 TIME 0920 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 1-3-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/2/2007

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 205ED2006

PLAINTIFF M&T MORTGAGE CORPORATION, SUCCESSOR BY  
MERGER TO KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT DANNY R. BIEBER  
JEANETTE M. CAROTHERS  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
MADISON TWP SEWER-DELLA FREY	MORTGAGE FORECLOSURE
136 MOOREHEAD AVE.	
MILLVILLE	

SERVED UPON DELLA

RELATIONSHIP SECT. TREASURER IDENTIFICATION \_\_\_\_\_

DATE 1-3-2 TIME 1050 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 1-3-2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/2/2007

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 205ED2006

PLAINTIFF

M&T MORTGAGE CORPORATION, SUCCESSOR BY  
MERGER TO KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT

DANNY R. BIEBER  
JEANETTE M. CAROTHERS

ATTORNEY FIRM

ZUCKER GOLDBERG AND ACKERMAN

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 1-3-7 TIME 0800 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. Arls

DATE 1-3-7

... COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/03/2007

Fee: \$5.00

Cert. NO: 2863

BIEBER DANNY R  
JEANETTE M CAROTHERS  
294 WHITEHALL ROAD  
BLOOMSBURG PA 17815

District: MADISON TWP  
Deed: 0411 -0636  
Location: 294 WHITE HALL RD  
Parcel Id:21 -03 -006-13,000

Assessment: 31,256  
Balances as of 01/03/2007

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

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

# REAL ESTATE OUTLINE

ED # 205-06

DATE RECEIVED 1-2-07  
DOCKET AND INDEX 1-2-07

## 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 1500.00 ✓ CK# 139230  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Mar 26, 07 TIME 0700  
POSTING DATE Feb, 22, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 7  
2<sup>ND</sup> WEEK 14  
3<sup>RD</sup> WEEK 21, 07



# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

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ALL that certain parcel of land lying and being situate in the Township of MADISON, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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PARCEL No. 21-03-006-13

BEING the same premises which Danny R. Bieber, by Deed dated February 16, 1996 and recorded September 6, 1996 in and for Columbia County, Pennsylvania, in Deed Book Volume 635, Page 422, granted and conveyed unto Danny R. Bieber, single and Jeanette M. Carothers, single.

Property known as RD 9 Box 248, Bloomsburg, PA, 17815

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Plaintiff's Attorney  
Scott A. Dietterick  
200 Sheffield Street  
Mountainside, NJ 07092

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

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Mountainside, NJ 07092

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

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IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS

Defendants.

Docket No.: 2006-CV-1376

Execution No.: *2006-ED-205*

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$71,747.57
Interest from to date of sale	\$ 1,842.05
<b>Total</b>	<b>\$73,589.62 plus costs to be added</b>

Prothonotary:

By: *Fanni B. Kline* *EAB*  
Clerk

Date: *1/2/2007*

## WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

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Execution No.: 2006-ED-205

Date: 1/2/2007



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS

Defendants.

Docket No.: 2006-CV-1376

Execution No.: *2006-ED-205*

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$71,747.57
Interest from to date of sale	\$ 1,842.05
<b>Total</b>	<b>\$73,589.62 plus costs to be added</b>

Prothonotary:

By: *Fanni B. Kline* EAB  
Clerk

Date: *1/2/2007*

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS

Defendants.

Docket No.: 2006-CV-1376

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<b>Total</b>	<b>\$73,589.62 plus costs to be added</b>

Prothonotary:

By: Fanni B. Kline  
Clerk

Date: 1/2/2007

## WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Defendants.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Execution No.: 2006-ED-205

Date: 1-2-2007

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: M&T Mortgage Corporation, successor by merger to Keystone Financial Bank,  
N.A.

DEFENDANT(S): Danny R. Bieber; Jeanette M. Carothers

TYPE OF WRIT  
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: RD 9 Box 248, Bloomsburg, PA, 17815

Sir: **Please serve Defendant, Danny R. Bieber, OR an adult member of the family with whom he resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale. Should you have any questions please contact Marie Lindner of our office at 908-233-8500.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone  
other than Defendant): \_\_\_\_\_

Address (if different  
than as stated above):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office:

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC  
ATTN: Scott A. Dietterick, Esq.  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

Dated: December 20, 2006

Zucker, Goldberg & Ackerman, LLC

By: Scott A. Dietterick

Scott A. Dietterick, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500

XWP-79546  
**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania

PLAINTIFF: M&T Mortgage Corporation, successor by merger to Keystone Financial Bank,  
N.A.

DEFENDANT(S): Danny R. Bieber; Jeanette M. Carothers

TYPE OF WRIT  
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: RD 9 Box 248, Bloomsburg, PA, 17815

Sir: Please serve Defendant, Jeanette M. Carothers, OR an adult member of the family with whom she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale. Should you have any questions please contact Marie Lindner of our office at 908-233-8500.

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone  
other than Defendant): \_\_\_\_\_

Address (if different  
than as stated above):  
\_\_\_\_\_  
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Columbia County Sheriff's Office:

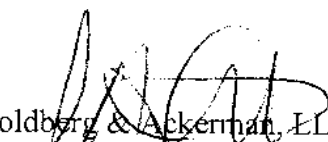
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC  
ATTN: Scott A. Dietterick, Esq.  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

Dated: December 20, 2006

  
Zucker, Goldberg & Ackerman, LLC

By: Scott A. Dietterick

Scott A. Dietterick, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

M&T MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.  
Plaintiff

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

M&T MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A  
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC REALATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
RD 9 Box 248  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
294 Whitehall Road  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Dated: December 20, 2006

\_\_\_\_\_  
Scott A. Dieterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

CIVIL DIVISION

NO.: 2006-CV-1376

*2006-ED-205*

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Jeanette M. Carothers  
294 Whitehall Road  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 on \_\_\_\_\_ at prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

RD 9 Box 248, Bloomsburg, PA, 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2006-CV-1376

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Danny R. Bieber, single and Jeanette M. Carothers, single

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or

for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & JACKERMAN

BY: 

Dated: December 20, 2006

Scott A. Dieterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

Exhibit A (Legal Description)

---

ALL OF THOSE THREE (3) CERTAIN PIECES, PARCELS AND TRACTS OF LAND SITAUTE IN THE TOWNSHIP OF MADISON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS, TO WIT:

TRACT NO. 1: BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE STAE HIGHWAY LEADING FROM JERSEYTOWN TO WHITE HALL, IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY, THENCE BY SAID MURRAY, NORTH 38 1/2 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 47 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 38 1/2 DEGREES WEST, 100 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY; THENCE BY THE SAME, NORTH 47 DEGREES WEST, 100 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS PREPARED FROM SURVEY OF JOHN S. JACCOBS, REGISTERED C.E., DATED APRIL 11, 1964.

TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A PUBLIC HIGHWAY BETWEEN WHITE HALL AND JERSEYTOWN AND IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE GRANTORS; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS NORTH 47 DEGREES WEST 100 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 16 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE ALONG SAID LANDS SOUTH 44 DEGREES 40 MINUTES EAST 150 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS SOUTH 38 1/2 DEGREES WEST 110 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF THE AFORESAID HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF THE AFORESAID HIGHWAY NORTH 47 DEGREES WEST 50 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A SURVEY PREPARED FOR HAROLD R. LYONS AND SHIRLEY M. LYONS, ON JULY 10, 1965, BY JOHN S. JACOBS, C.E.

TRACT NO. 3: BEGINNING AT A POINT, SAID POINT BEING 110 FEET FROM THE NORTHERLY RIGHT-OF-WAY OF LEGISLATIVE ROUTE NO. 44, LEADING FROM JERSEYTOWN TO WHITE HALL, AND IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS AND OTHER LANDS NOW OR FORMERLY OF THE GRANTEES; THENCE ALONG OTHER LANDS OF THE GRANTEES, NORTH 44 DEGREES 40 MINUTES WEST 150 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA POWER AND LIGHT COMPANY; THENCE ALONG SAID LANDS, NORTH 38 DEGREES 31 MINUTES EAST 537 FEET TO A POINT; THENCE ALONG SAID LANDS, NORTH 36 DEGREES 28 MINUTES EAST 166 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF HALL AXE; THENCE ALONG LANDS OF SAID HALL AXE, SOUTH 34 DEGREES 30 MINUTES EAST 126 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS; THENCE ALONG SAID WILLIAMS' LAND, SOUTH 31 DEGREES 21 MINUTES WEST 679 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A DRAFT FOIR CORA M. NEITZ AND ORVAL T. HEITZ ON THE 29TH DAY OF JULY, 1972, BY JOHN S. JACOBS, P.E.

DEED FROM DANNY R. BIEBER, AS SET FORTH IN DEED BOOK 635 PAGE 0422, DATED 21/06/96, RECORDED DATE 09/06/96. COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

PARCEL No. 21-03-006-13

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

Docket No.: 2006-CV-1376

Execution No.: *2006-ED-205*

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF DAUPHIN )

SS

Before me, the undersigned authority, a notary public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the United States of America to the best of his knowledge, information and belief.

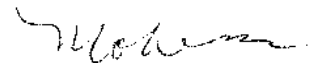
ZUCKER, GOLDBERG & ACKERMAN

BY: 

Dated: December 20, 2006

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX

Sworn to and subscribed before me this  
20<sup>th</sup> day of December, 2006.



Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MICHELLE ELLIOTT NOTARY PUBLIC  
DERRY TOWNSHIP DAUPHIN COUNTY  
MY COMMISSION EXPIRES JUNE 9, 2007

Scott A. Dietterick, Esquire  
Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

Docket No.: 2006-CV-1376

Execution No.: *2006-ED-205*

**LEGAL DESCRIPTION**

ALL that certain parcel of land lying and being situate in the Township of MADISON, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL OF THOSE THREE (3) CERTAIN PIECES, PARCELS AND TRACTS OF LAND SITAUTE IN THE TOWNSHIP OF MADISON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS, TO WIT:

TRACT NO. 1: BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE STAE HIGHWAY LEADING FROM JERSEYTOWN TO WHITE HALL, IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY, THENCE BY SAID MURRAY, NORTH 38 1/2 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 47 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 38 1/2 DEGREES WEST, 100 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY; THENCE BY THE SAME, NORTH 47 DEGREES WEST, 100 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS PREPARED FROM SURVEY OF JOHN S. JACCBS, REGISTERED C.E., DATED APRIL 11, 1964.

TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A PUBLIC HIGHWAY BETWEEN WHITE HALL AND JERSEYTOWN AND IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE GRANTORS; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS NORTH 47 DEGREES WEST 100 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 16 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE ALONG SAID LANDS SOUTH 44 DEGREES 40 MINUTES EAST 150 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS SOUTH 38 1/2 DEGREES WEST 110 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF THE AFORESAID HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF THE AFORESAID HIGHWAY NORTH 47 DEGREES WEST 50 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE

DESCRIPTION WAS TAKEN FROM A SURVEY PREPARED FOR HAROLD R. LYONS AND SHIRLEY M. LYONS, ON JULY 10, 1965, BY JOHN S. JACOBS, C.E.

TRACT NO.3: BEGINNING AT A POINT, SAID POINT BEING 110 FEET FROM THE NORTHERLY RIGHT-OF-WAY OF LEGISLATIVE ROUTE NO. 44, LEADING FROM JERSEYTOWN TO WHITE HALL, AND IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS AND OTHER LANDS NOW OR FORMERLY OF THE GRANTEES; THENCE ALONG OTHER LANDS OF THE GRANTEES, NORTH 44 DEGREES 40 MINUTES WEST 150 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA POWER AND LIGHT COMPANY; THENCE ALONG SAID LANDS, NORTH 38 DEGREES 31 MINUTES EAST 537 FEET TO A POINT; THENCE ALONG SAID LANDS, NORTH 36 DEGREES 28 MINUTES EAST 166 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF HALL AXE; THENCE ALONG LANDS OF SAID HALL AXE, SOUTH 34 DEGREES 30 MINUTES EAST 126 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS; THENCE ALONG SAID WILLIAMS' LAND, SOUTH 31 DEGREES 21 MINUTES WEST 679 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A DRAFT FOR CORA M. NEITZ AND ORVAL T. HEITZ ON THE 29TH DAY OF JULY, 1972, BY JOHN S. JACOBS, P.E. DEED FROM DANNY R. BIEBER, AS SET FORTH IN DEED BOOK 635 PAGE 0422, DATED 21/06/96, RECORDED DATE 09/06/96, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 21-03-006-13

BEING the same premises which Danny R. Bieber, by Deed dated February 16, 1996 and recorded September 6, 1996 in and for Columbia County, Pennsylvania, in Deed Book Volume 635, Page 422, granted and conveyed unto Danny R. Bieber, single and Jeanette M. Carothers, single.

**Property known as RD 9 Box 248, Bloomsburg, PA, 17815**





DESCRIPTION WAS TAKEN FROM A SURVEY PREPARED FOR HAROLD R. LYONS AND SHIRLEY M. LYONS, ON JULY 10, 1965, BY JOHN S. JACOBS, C.E.

TRACT NO.3: BEGINNING AT A POINT, SAID POINT BEING 110 FEET FROM THE NORTHERLY RIGHT-OF-WAY OF LEGISLATIVE ROUTE NO. 44, LEADING FROM JERSEYTOWN TO WHITE HALL, AND IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS AND OTHER LANDS NOW OR FORMERLY OF THE GRANTEES; THENCE ALONG OTHER LANDS OF THE GRANTEES, NORTH 44 DEGREES 40 MINUTES WEST 150 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA POWER AND LIGHT COMPANY; THENCE ALONG SAID LANDS, NORTH 38 DEGREES 31 MINUTES EAST 537 FEET TO A POINT; THENCE ALONG SAID LANDS, NORTH 36 DEGREES 28 MINUTES EAST 166 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF HALL AXE; THENCE ALONG LANDS OF SAID HALL AXE, SOUTH 34 DEGREES 30 MINUTES EAST 126 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS; THENCE ALONG SAID WILLIAMS' LAND, SOUTH 31 DEGREES 21 MINUTES WEST 679 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS TAKEN FROM A DRAFT FOR CORA M. NEITZ AND ORVAL T. HEITZ ON THE 29TH DAY OF JULY, 1972, BY JOHN S. JACOBS, P.E. DEED FROM DANNY R. BIEBER, AS SET FORTH IN DEED BOOK 635 PAGE 0422, DATED 21/06/96, RECORDED DATE 09/06/96, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

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**Property known as RD 9 Box 248, Bloomsburg, PA, 17815**

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

Docket No.: 2006-CV-1376

Execution No.: *2006-ED-203*

**LEGAL DESCRIPTION**

ALL that certain parcel of land lying and being situate in the Township of MADISON, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL OF THOSE THREE (3) CERTAIN PIECES, PARCELS AND TRACTS OF LAND SITAUTE IN THE TOWNSHIP OF MADISON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS, TO WIT:

TRACT NO. 1: BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE STAE HIGHWAY LEADING FROM JERSEYTOWN TO WHITE HALL, IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY, THENCE BY SAID MURRAY, NORTH 38 1/2 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 47 DEGREES EAST, 100 FEET TO A POINT IN OTHER LANDS OF EDWARD L. WILLIAMS, ET UX; THENCE BY THE SAME, SOUTH 38 1/2 DEGREES WEST, 100 FEET TO THE EASTERLY SIDE OF SAID STATE HIGHWAY; THENCE BY THE SAME, NORTH 47 DEGREES WEST, 100 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION IS PREPARED FROM SURVEY OF JOHN S. JACCBS, REGISTERED C.E., DATED APRIL 11, 1964.

TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A PUBLIC HIGHWAY BETWEEN WHITE HALL AND JERSEYTOWN AND IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE GRANTORS; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 100 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS NORTH 47 DEGREES WEST 100 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF J. MURRAY; THENCE ALONG SAID LANDS NORTH 38 1/2 DEGREES EAST 16 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF EDWARD L. WILLIAMS, ET UX; THENCE ALONG SAID LANDS SOUTH 44 DEGREES 40 MINUTES EAST 150 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS SOUTH 38 1/2 DEGREES WEST 110 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF THE AFORESAID HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF THE AFORESAID HIGHWAY NORTH 47 DEGREES WEST 50 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. THE ABOVE

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PARCEL No. 21-03-006-13

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**Property known as RD 9 Box 248, Bloomsburg, PA, 17815**

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS;

Defendants.

CIVIL DIVISION

NO.: 2006-CV-1376

*2005-ED-205*

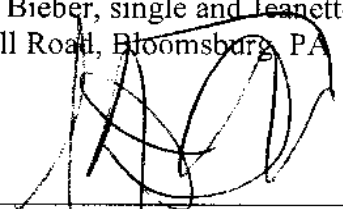
**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

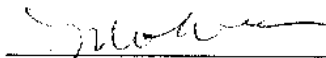
SS:

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at RD 9 Box 248, Bloomsburg, PA 17815 is Danny R. Bieber, single and Jeanette M. Carothers, single, with a last known address of 294 Whitehall Road, Bloomsburg, PA 17815, to the best of his knowledge, information and belief.

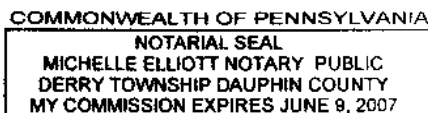
  
\_\_\_\_\_  
Scott A. Dietterick, Esquire  
Kimberly A. Bonner, Esquire  
Richard P. Haber, Esquire  
Atty File No.: XWP-79546

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9th DAY OF December, 2006.

  
\_\_\_\_\_

**NOTARY PUBLIC**



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,  
SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A.,

Plaintiff,

vs.

DANNY R. BIEBER; JEANETTE M.  
CAROTHERS

Defendants.

Docket No.: 2006-CV-1376

Execution No.: *2006-ED-205*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

M&T Mortgage Corporation, successor by merger to Keystone Financial Bank, N.A, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at RD 9 Box 248, Bloomsburg, PA 17815.

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

DANNY R. BIEBER AND JEANETTE M. CAROTHERS  
294 Whitehall Road  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

DANNY R. BIEBER  
294 Whitehall Road  
Bloomsburg PA 17815

JEANETTE M. CAROTHERS  
294 Whitehall Road  
Bloomsburg, PA 17815

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

M&T MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A  
Plaintiff

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

M&T MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO KEYSTONE  
FINANCIAL BANK, N.A  
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC REALATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
RD 9 Box 248  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
294 Whitchall Road  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

ZUCKER, GOLDBERG & ACKERMAN

BY: 

Dated: December 20, 2006

Scott A. Dienerick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; P.A.I.D. #89705  
Richard P. Haber, Esquire; P.A.I.D. #202567  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XWP-79546  
(908) 233-8500; (908) 233-1390 FAX



LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
FRANCES GAMBARDELLA  
JANEISHA J. INGRAM  
MILICA A. FATOVICH  
BRIAN C. NICHOLAS\*\*\*

\*ALSO MEMBER OF NY AND CA BAR  
\*\*ALSO MEMBER OF PA BAR  
\*\*\*ALSO MEMBER OF NY AND ME BAR  
\*\*\*\*MEMBER OF PA BAR ONLY

OF COUNSEL:  
SCOTT A. DIETTERICK, ESQ. \*\*\*\*  
KIMBERLY A. BONNER, ESQ. \*\*\*\*

## ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto:zuckergoldberg.com/pr)

*REPLY TO NEW JERSEY ADDRESS*

FOUNDED IN 192  
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office  
P.O. Box 65  
Hershey, PA 17033  
717-533-356  
Fax: 717-533-356

XWP-79546

December 20, 2006

Ms. Tami Kline,  
Columbia County Prothonotary  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation, successor by merger to Keystone Financial  
Bank, N.A v. Danny R. Bieber  
Property Address: RD 9 Box 248, Bloomsburg, PA 17815  
Our File Number: 79546  
Docket No.: 2006-CV-1376

### **Writ of Execution (Mortgage Foreclosure)**

Dear Ms. Kline:

Enclosed please find the following documents for filing with your office:

1. 1 Original Praecipe for Writ of Execution;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution;
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. Check in the amount of \$23.00.

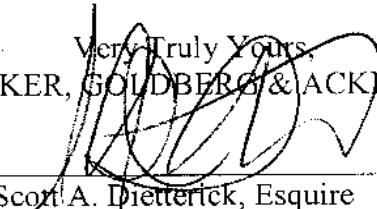
Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra facc page of the Praecipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. 1 copy of the Affidavit Pursuant to Rule 3129.1;
2. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
3. 1 Original and two copies of the Notice of Sale for each Defendant (legal description attached). We will also be serving

- each Defendant by certified mail.
4. 1 Original Affidavit of Last Known Address;
  5. 1 Original Affidavit of Non-Military Service;
  6. 1 Original Waiver of Watchman; and
  7. Check in the amount of \$1,500.00, representing the Sheriff's advanced costs.

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact Marie Lindner of our office at 908-233-8500.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLP

BY:   
\_\_\_\_\_  
Scott A. Dieterick, Esquire  
Kimberly A. Bonner, Esquire  
PA I.D. #55650; PA I.D. #89705

SAD/ml

Encl

cc: Sheriff of Columbia County (w/encl)

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

RICHARD P. HABER\*\*  
FRANCES GAMBARDIELLA  
TANEISHA J. INGRAM  
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OF COUNSEL  
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*REPLY TO NEW JERSEY ADDRESS*

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Pennsylvania Office  
P.O. Box 65  
Hershey, PA 17033  
717-533-356  
Fax: 717-533-356

December 20, 2006

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation, successor by merger to Keystone Financial Bank, N.A v.  
Danny R. Bieber  
Property Address: RD 9 Box 248, Bloomsburg, PA 17815  
Our File Number: 79546

Dear Sir/Madam:

Enclosed please find the following:

Praecipe for Default Judgment, Affidavit of Non-Military Service and Notice of Order, Decree  
or Judgment.

Please file and return the original filed copies in the self addressed stamped envelope provided. If  
you should have any questions, please do not hesitate to contact Marie Lindner of our office at  
908-233-8500 Ext 115.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLP

BY: /s/ Scott A. Dietterick  
Scott A. Dietterick, Esquire  
Kimberly A. Bonner, Esquire  
PA I.D. #55650; PA I.D. #89705

SAD/ml

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE A PENTAGON-SHAPED TRUE WATERMARK WHEN HELD TO THE LIGHT

**ZUCKER, GOLDBERG & ACKERMAN**

ATTORNEYS AT LAW  
ATTORNEY BUSINESS ACCOUNT  
200 SHEFFIELD ST. SUITE 301  
MOUNTAINSIDE, NJ 07092

139230

139230

THE BANK OF NEW YORK  
MILLBURN, NJ 07041  
55-271-212

DATE

AMOUNT

12/21/2006

\$1,500.00

**\*\*One Thousand Five hundred dollars and Zero cents\*\***

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY PROTHONOTARY  
P O BOX 380  
BLOOMSBURG PA 17815

ZUCKER, GOLDBERG & ACKERMAN  
ATTORNEY BUSINESS ACCOUNT

For Writ - #79546

⑈139230⑈ ⑈021202719⑈ ⑈6103803185⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT