

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

Deutsche Bank AG vs. [unclear]

NO. 146-08 ED NO. 1079-08 JD

DATE/TIME OF SALE: Aug 2 2 PM

BID PRICE (INCLUDES COST) \$ 224,188

POUNDAGE - 2% OF BID \$ 4,496

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 228,684

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Slick

TOTAL DUE: \$ 228,684

LESS DEPOSIT: \$ 2000

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 226,684

SHERIFF'S SALE COST SHEET

146-08 NO. 146-08 ED NO. 1019-08 JD VS. 1019-08 DATE/TIME OF SALE 10/19/08 2:00 PM

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$175.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$52.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$10.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.50	
NOTARY	\$10.00	
TOTAL *****		\$776.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$211.86	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$436.86

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$41.50	
TOTAL *****		\$51.50

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$25.11	
SCHOOL DIST. 20	\$99.00	
DELINQUENT 20	\$5.00	
TOTAL *****		\$129.11

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$0.00

SURCHARGE FEE (DSTE)	\$140.00	
MISC.	\$	
TOTAL *****		\$140.00

TOTAL COSTS (OPENING BID) \$1047.88

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

www.goldbecklaw.com

November 20, 2008

Addendum to Realty Transfer Tax Statement of Value

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 2174 Route 42 Millville, PA 17846

Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11

Date of Judgment: 9/3/2008

Date of Sale: Wednesday, November 12, 2008

Date of Original Mortgage: 9/30/2005

Original Mortgagor: AMERIQUEST MORTGAGE COMPANY

Date Recorded: 10/11/2005

Book, Page, Instrument #: Instrument #200511016

The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11

Assignment of Mortgage Recorded: 6/10/2008

Book, Page, Instrument #: instr-200805667

Assignment of Bid

NO. 2008-CV-1019-MF – BAKER
2174 Route 42
Millville, PA 17846

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated November 12, 2008 to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR
THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC.,
ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

GOLDBECK MCCAFFERTY & MCKEEVER

Date: November 20, 2008


MICHAEL T. MCKEEVER

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

November 20, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST
FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES
2005-R11 vs. SUSAN E. BAKER

Sale Book/Writ No.: /

Docket Number: 2008-CV-1019-MF

Sale Date: 11/12/2008

Property Address: 2174 Route 42 Millville, PA 17846

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the
above-captioned matter. Please deed the property to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST
FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES
2005-R11

10801 6th Street

Suite 130

Rancho Cucamonga, CA 91730

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

GOLDBECK MCCAFFERTY & MCKEEVER

Kristen Fluehr

Post Sale Department

412-788-7190

412-788-7192 (fax)

KFluehr@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Jnefferdorf@goldbecklaw.com

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

NAME

GOLDBECK, McCAFFERTY & McKEEVER

TELEPHONE NUMBER

(215) 627-1322

STREET ADDRESS

CITY

STATE

ZIP CODE

701 Market Street, Suite 5000 - Mellon Independence Center Philadelphia PA 19106-1532

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT

GRANTOR(S)/LESSOR(S)

SHERIFF OF COLUMBIA COUNTY

GRANTEE(S)/LESSEE(S)

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11

STREET ADDRESS

Sheriff's Office, PO Box 380

STREET ADDRESS

10801 6th Street, Suite 130

CITY

STATE

ZIP CODE

Bloomsburg

PA

17815

CITY

STATE

ZIP CODE

Rancho Cucamonga

CA

91730

C. PROPERTY LOCATION

STREET ADDRESS

2174 Route 42

CITY, TOWNSHIP, BOROUGH

Millville - MOUNT PLEASANT TOWNSHIP

COUNTY

Columbia

SCHOOL DISTRICT

TAX PARCEL NUMBER

26-01-018-02

1. ACTUAL CASH CONSIDERATION

\$2,292.84

2. OTHER CONSIDERATION

+ -0-

3. TOTAL CONSIDERATION

= \$2,292.84**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE

\$24,732.00

5. COMMON LEVEL RATIO

FACTOR

X 3.76

6. FAIR MARKET VALUE

= \$92,992.32**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION Claimed

100%

1B. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

• (NAME OF DECEDENT)

(ESTATE FILE NUMBER)

☐ Transfer to Industrial Development Agency.☐ Transfer to a trust.. (Attach copy of trust agreement identifying all beneficiaries.)☐ Transfer between principal and agent. (Attach copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)☐ Corrective or confirmatory deed.. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

Michael J. McKeever

DATE

November 20, 2008

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>Kristen Flyahr</i>	FROM:	<i>Tim Chamberlain</i>
COMPANY:		DATE:	<i>11-21-08</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>3</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.

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3:7380-2360 11/21/2008

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO HUNDRED NINETY-TWO AND 84 / 100

DOLLARS

\$ **292.84

MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE

Baker

MEMO

Sheriff's Office
PO Box 380
Bloombsburg PA 17815

GOLDBECK MCCAFFERTY & McKEEVER

SHERIFF OF COLUMBIA COUNTY

\$292.84

11/21/2008

360579

Baker

Mortgage Disbursement

LESS DEPOSIT

DOWN PAYMENT

TOTAL DUE IN 8 DAYS

\$ 2000.00
\$ 292.84

COMPLETE THIS SECTION Q2 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *Mark Murphy*
 C. Date of Delivery *SEP 12 2008*
 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

7007 0710 0002 4087 6412

Postage Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION Q3 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *CA*
 C. Date of Delivery *SEP 12 2008*
 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

07 0710 0002 4087 6399

Receipt

102595-02-M-1540

COMPLETE THIS SECTION Q4 ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *PAVIL PETERSON*
 C. Date of Delivery *SEP 12 2008*
 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

7 0710 0002 4087 6474

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION Q5 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *Rev Inher*
 C. Date of Delivery *SEP 11 2008*
 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

107 0710 0002 4087 6436

Return Receipt

102

COMPLETE THIS SECTION Q6 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *SEP 11 2008*
 C. Date of Delivery *SEP 11 2008*
 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

7007 0710 0002 4087 6405

Postage Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION Q7 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *SEP 12 2008*
 C. Date of Delivery *SEP 12 2008*
 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

07 0710 0002 4087 6450

Receipt

102595-02-M-1540

COMPLETE THIS SECTION Q8 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *SEP 11 2008*
 C. Date of Delivery *SEP 11 2008*
 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

0710 0002 4087 6443

Receipt

102595-02-M-1540

COMPLETE THIS SECTION Q9 DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *SEP 11 2008*
 C. Date of Delivery *SEP 11 2008*
 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

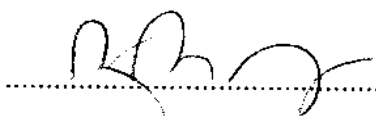
7007 0710 0002 4087 6429

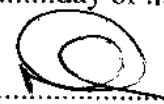
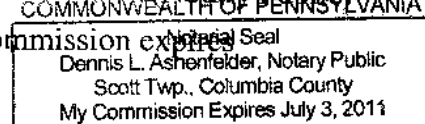
Return Receipt

102

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 October 22, 29 and November 5, 2008 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 5th day of November 2008.


(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires 
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

1416
GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

October 17, 2008

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

RE: No. 2008-CV-1019-MF
SUSAN E. BAKER

Real Estate Division:

The above case may be sold on November 12, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Paralegal
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

67243FC
CF: 06/12/2008
SD: 11/12/2008
\$130,805.21

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2005-R11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER
Mortgagor(s) and
Record Owner(s)

2174 Route 42
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008-CV-1019-MF

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by ~~the Sheriff's Office~~/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

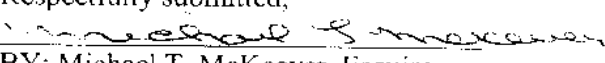
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

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

Respectfully submitted,


BY: Michael T. McKeever, Esquire
Attorney for Plaintiff

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

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

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

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

Postmark and
Date of Receipt

Postage
Fee
Handling
Charge

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

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

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

3. TENANTS/OCCUPANTS
2174 Route 42
Millville, PA 17846

4. COMMONWEALTH OF PENNSYLVANIA, DEPT. OF
REVENUE INHERITANCE, TAX DIVISION
1131 Strawberry Sq., 8th Floor
Harrisburg, PA 17128

5. INTERNAL REVENUE SERVICE - SPECIAL
PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

6. DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

7.

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

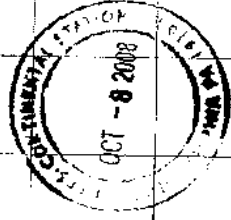
See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

67243FC Columbia County Sale Date: 11/12/2008

SUSAN E. BAKER

Complete by Typewriter, Ink, or Ball Point Pen



ProVest, LLC - New York
93 E. Main St
Bay Shore, NY 11706
(631) 666-6168

GOLDBECK, MCCAFFERTY & MCKEEVER
MILLION INDEPENDENCE CENTER 701 MARKET STREET SUITE 5000
PHILADELPHIA, Pennsylvania 19106

IN THE COMMON PLEAS COURT OF COLUMBIA
Court Case No.: 2008-CV-1019-MF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN
TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC, ASSET-BACKED PASS-THROUGH
CERTIFICAES, SERIES 2005-R11; et seq.

Plaintiff,
Against
SUSAN E. BAKER; et al.
Defendants,

AFFIDAVIT
OF SERVICE

Richard Meyer being duly sworn, deposes and says: that deponent is not a party to this action, is over 18 years of age and resides in the State of CA.

That on 10/6/08 at 9:15 AM at 142 North Oakview Drive Thousand Oaks, CA 91362 deponent served the within NOTICE OF SAFF bearing court case number 2008-CV-1019-MF on SUSAN E. BAKER; et al.

INDIVIDUAL



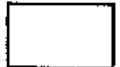
by delivering thereat a true copy of each to said defendant personally; deponent knew said person so served to be the person described as said defendant therein. (S)He identified (her) himself as such.

SUBSTITUTE



By delivering thereat a copy of each to Dawn Davis a person of suitable age and discretion. That person was also asked by deponent whether said premises was the defendant's dwelling home and the reply was affirmative.

CORPORATE

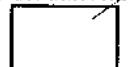


A corporation, by delivering thereat a true copy of each to _____, personally; deponent knew said so served to be the corporation described as the named defendant and knew said individual to be the AUTHORIZED AGENT thereof.

DESCRIPTION

Deponent describes the individual served to the best of deponent's ability at the time and circumstances of service as follow:
Sex Skin Color Hair Color Age (Apx) Height (Apx) Weight (Apx)

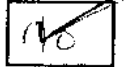
NON-SERVICE



The defendant, SUSAN E. BAKER, does not reside at this address as per

Attempt 1: _____ Attempt 2: _____ Attempt 3: _____

MILITARY SERVICE



I asked the person spoken to whether the defendant was in active military service of the United States or of the State of California in any capacity whatever and received a negative reply. The source of my information and the grounds of my belief I aver that the defendant is not in the military service of California or of the United States as that term is defined in either the State or Federal statutes.

SWORN TO BEFORE ME ON

Date _____
Notary Signature _____
Commission Expiration _____

Richard Meyer
Server Signature

LICENSE # 922
FILE # 67243FC
CASE ID # 1225754

State of California, County of Los Angeles
Subscribed and sworn to (or affirmed) before me on this
9 day of Oct, 2008, by Richard Meyer
proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.
Milay Vera
Milay Vera



GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R11

10801 6th Street

Suite 130

Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER

Mortgagor(s) and Record Owner(s)

2174 Route 42

Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008-CV-1019-MF

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R11, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the
praecipe for the writ of execution was filed the following information concerning the real property located at:

2174 Route 42

Millville, PA 17846

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

SUSAN E. BAKER

142 North Oakview Drive

Thousand Oaks, CA 91362

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

SUSAN E. BAKER

142 North Oakview Drive

Thousand Oaks, CA 91362

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
2174 Route 42
Millville, PA 17846

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

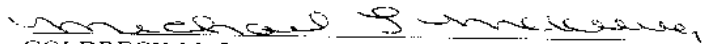
DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE, TAX
DIVISION
1131 Strawberry Sq., 6th Floor
Harrisburg, PA 17128

(attach separate sheet if more space is needed)

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

DATED: October 17, 2008


GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

DEUTSCHE BANK NATIONAL TRUST

VS.

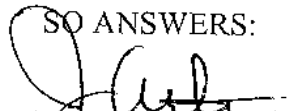
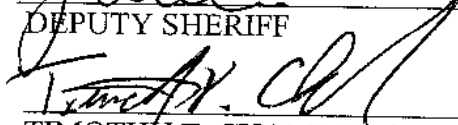
SUSAN BAKER

WRIT OF EXECUTION #146 OF 2008 ED

POSTING OF PROPERTY

September 30, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SUSAN BAKER AT 2174 RT 42 MILLVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13ST DAY OF OCTOBER 2008

Tam B Kline / KPB

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE IN TRUST FOR
THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES
INC., ASSET -BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R11

146ED2008

VS

SUSAN E. BAKER

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 09, 2008, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO SUSAN BAKER AT 142 NORTH OAKVIEW DRIVE,
THOUSAND OAKS WITH SUSAN BAKER SIGNING FOR 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, OCTOBER 09, 2008

Tami B Kline (KPB)
NOTARY PUBLIC

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

GOLDBECK MCCAFFERTY & MCKEEVER
111 S. INDEPENDENCE MALL EAST
Suite 500
PHILADELPHIA, PA 19106

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/3/2008

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 146ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET -
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

DEFENDANT
ATTORNEY FIRM

SUSAN E. BAKER
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT(S)
2174 ROUTE 42
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED ON FRONT DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-10-8 TIME 12250 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) HOUSE EMPTY

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 9-10-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/10/2008

Fee: \$5.00

Cert. NO: 5212

BAKER SUSAN E
4633 LAUREL SPRING CT
CHESTER VA 23831

District: MT PLEASANT TWP
Deed: 0688 -0863
Location: PTL
Parcel Id:26 -01 -018-02,000

Assessment: 24,732
Balances as of 09/10/2008

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/3/2008

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 146ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET -
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

DEFENDANT
ATTORNEY FIRM

SUSAN E. BAKER
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
MARJORIE CRAWFORD-TAX COLLECTOR
276 MELICK HOLLOW ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARJORIE

RELATIONSHIP TAX Collector IDENTIFICATION _____

DATE 9-9-08 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 9-9-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/3/2008

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 146ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET -
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

DEFENDANT

SUSAN E. BAKER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MAUREE COLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 9-9-8 TIME 1550 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 9-9-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/3/2008

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 146ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET -
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

DEFENDANT
ATTORNEY FIRM

SUSAN E. BAKER
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 9-9-8 TIME 1340 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 9-9-8

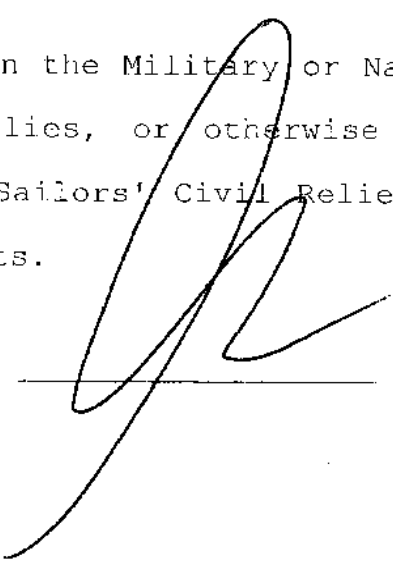
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, SUSAN E. BAKER, is about unknown years of age, that Defendant's last known residence is 142 North Oakview Drive, Thousand Oaks, CA 91362, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: _____



Market Street
Philadelphia, PA 19106 J2
Main Phone: 215-627-1322
Main Fax: 215-627-7734

**Goldbeck McCafferty
& McKeever**

Fax

To: Sheriff Chamberlain

From:

Goldbeck

Fax:

Pages:

Phone:

Date:

RE:

Phone:

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☒ Please Recycle

• Comments:

Non-mil affidavit for Susan E. Baker
~~Baker~~
Thank you!

Goldbeck, McCafferty & McKeever
Pennsylvania
Foreclosure Department
Main Fax: 215-627-7737
Main Phone: 215-627-1322
www.Goldbecklaw.com

REAL ESTATE OUTLINE

ED # 146-08

DATE RECEIVED 9-3-08
DOCKET AND INDEX 9-9-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>Deed</u>	<u>✓</u>	CK# <u>351288</u>

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

SALE DATE 10-1-08 TIME 0900
POSTING DATE 9-1-08
ADV. DATES FOR NEWSPAPER
1ST WEEK 9-1-08
2ND WEEK 9-8-08
3RD WEEK 9-15-08

SHERIFF'S SALE

Wednesday, November 12th, 2008 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 146ED2008 AND CIVIL WRIT NO. 1019JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, being bounded and described as follows;

BEGINNING at a point in the centerline of Pennsylvania State Route No. 42, said point being in line of land of D. Galen Smith; thence running along the centerline of Pennsylvania State Route No. 42, following a curve to the right, said curve having a radius of 764.49 feet, a central angle of 31 degrees 03 minutes 15 second an arc length of 414.43 feet and a long chord course of North 13 degrees 04 minutes 41 seconds West, 409.37 feet to a point; Thence continuing along the same, North 2 degrees 27 minutes 07 seconds East, 77.67 feet to a point; Thence , continuing along the same, following a curve to the left, said curve having a radius of 1432.69 feet, a central angle of 7 degrees 52 minutes 54 seconds, an arc length of 197.08 feet, and a long chord course of North 1 degrees 29 minutes 20 seconds West, 196.93 feet to a point; Thence continuing along the same, North 5 degrees 25 minutes 47 seconds West, 328.12 feet to a point; Thence continuing along the same, following a curve to the right, said curve, having a radius of 478.34 feet, a central angle of 28 degrees 37 minutes 15 seconds, an arc length of 238.95 feet, and a long chord course of North 8 degrees 52 minutes 50 seconds East, 236.47 feet to a point; Thence leaving the centerline of Pennsylvania State Route No. 42 and running along land of Ivan and Thelma G. Heller, passing through an iron pipe found off 60.39 feet from the beginning of this course, South 84 degrees 11 minutes 02 seconds East, 252.42 feet to a point; Thence running along Lot No. 2 of the hereinafter referenced subdivision, south 30 degrees 37 minutes 00 seconds East, 461.74 feet to a point; Thence continuing along the same, North 87 degrees 54 minutes 23 seconds East, 400.00 feet to a point; Thence continuing along the same, South 25 degrees 40 minutes 38 seconds East, 197.74 feet to a rebar set or corner of land of D. Galen Smith; Thence running along land of D. Galen Smith, South 31 degrees 36 minutes 00 seconds West, 190.97 feet to a set scone corner found; Thence continuing along the same, South 66 degrees 12 minutes 41 seconds West, 438.44 feet to a set stone corner found; Thence continuing along the same, passing through a rebar set on line off 42.90 feet from the end of their course. South 51 degrees 07 minutes 15 seconds West, 489.90 feet to a point, the place of beginning.

CONTAINING 15.2458 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled, ?Proposed Subdivision of Property of Charles J. Stits, Jr., as prepared by Ted L. Omen and Associates, Inc., dated April 21, 1995 and revised July 10, 1995, as filed at Map Book 7, page 838.

BEING the same property conveyed to Robert K. Baker and Susan E. Baker, his wife from Charles J. Stitz Jr. and Rhonda K. Stitz, his wife, by Deed dated May 20, 1998, and recorded on May 21, 1998, in Book 688, Page 863.

BEING KNOWN AS 2174 ROUTE 42, MILLVILLE PA 17846

TAX PARCEL NO: 26-01-018-02

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

SHERIFF'S SALE

Wednesday, November 12th, 2008 at 09:00 A.M.

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

SHERIFF'S SALE

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BY VIRTUE OF WRIT OF EXECUTION NO. 146ED2008 AND CIVIL WRIT NO. 1019JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, being bounded and described as follows;

BEGINNING at a point in the centerline of Pennsylvania State Route No. 42, said point being in line of land of D. Galen Smith; thence running along the centerline of Pennsylvania State Route No. 42, following a curve to the right, said curve having a radius of 764.49 feet, a central angle of 31 degrees 03 minutes 15 second an arc length of 414.43 feet and a long chord course of North 13 degrees 04 minutes 41 seconds West, 409.37 feet to a point; Thence continuing along the same, North 2 degrees 27 minutes 07 seconds East, 77.67 feet to a point; Thence , continuing along the same, following a curve to the left, said curve having a radius of 1432.69 feet, a central angle of 7 degrees 52 minutes 54 seconds, an arc length of 197.08 feet, and a long chord course of North 1 degrees 29 minutes 20 seconds West, 196.93 feet to a point; Thence continuing along the same, North 5 degrees 25 minutes 47 seconds West, 328.12 feet to a point; Thence continuing along the same, following a curve to the right, said curve, having a radius of 478.34 feet, a central angle of 28 degrees 37 minutes 15 seconds, an arc length of 238.95 feet, and a long chord course of North 8 degrees 52 minutes 50 seconds East, 236.47 feet to a point; Thence leaving the centerline of Pennsylvania State Route No. 42 and running along land of Ivan and Thelma G. Heller, passing through an iron pipe found off 60.39 feet from the beginning of this course, South 84 degrees 11 minutes 02 seconds East, 252.42 feet to a point; Thence running along Lot No. 2 of the hereinafter referenced subdivision, south 30 degrees 37 minutes 00 seconds East, 461.74 feet to a point; Thence continuing along the same, North 87 degrees 54 minutes 23 seconds East, 400.00 feet to a point; Thence continuing along the same, South 25 degrees 40 minutes 38 seconds East, 197.74 feet to a rebar set or corner of land of D. Galen Smith; Thence running along land of D. Galen Smith, South 31 degrees 36 minutes 00 seconds West, 190.97 feet to a set scone corner found; Thence continuing along the same, South 66 degrees 12 minutes 41 seconds West, 438.44 feet to a set stone corner found; Thence continuing along the same, passing through a rebar set on line offer 42.90 feet from the end of their course. South 51 degrees 07 minutes 15 seconds West, 489.90 feet to a point, the place of beginning.

CONTAINING 15.2458 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled, ?Proposed Subdivision of Property of Charles J. Stits, Jr., as prepared by Ted L. Omen and Associates, Inc., dated April 21, 1995 and revised July 10, 1995, as filed at Map Book 7, page 838.

BEING the same property conveyed to Robert K. Baker and Susan E. Baker, his wife from Charles J. Stitz Jr. and Rhonda K. Stitz, his wife, by Deed dated May 20, 1998, and recorded on May 21, 1998, in Book 688, Page 863.

BEING KNOWN AS 2174 ROUTE 42, MILLVILLE PA 17846

TAX PARCEL NO: 26-01-018-02

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffocolumbiacounty.com/>

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

vs.

SUSAN E. BAKER
2174 Route 42
Millville, PA 17846

In the Court of Common Pleas of
Columbia County

No. 2008-CV-1019-MF

2008-ED-146

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 2174 Route 42 Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE \$130,805.21

Interest From **09/03/2008**
Through Date of Sale

(Costs to be added)

Dated:

Sept. 3, 2008

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

Deputy

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BEING KNOWN AS 2174 ROUTE 42, MILLVILLE PA 17846

TAX PARCEL NO: 26-01-018-02

Term
No. 2008-CV-1019-MF

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11

vs.

SUSAN E. BAKER
Mortgagor(s)
2174 Route 42 Millville, PA 17846

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$130,805.21
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$
Judg. Fee	\$
Cr.	\$
Sat.	\$

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Complaint \$90.50 + ?
Judgment \$14.00 pd
Shir \$23.00 pd
Satisfy \$ 7.00

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER
(Mortgagor(s) and Record Owner(s))
2174 Route 42
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-1019-MF

2008-ED-146

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R11, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the
praccipe for the writ of execution was filed the following information concerning the real property located at:

2174 Route 42
Millville, PA 17846

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

SUSAN E. BAKER
142 North Oakview Drive
Thousand Oaks, CA 91362

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

SUSAN E. BAKER
142 North Oakview Drive
Thousand Oaks, CA 91362

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

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

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

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

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

TENANTS/OCCUPANTS
2174 Route 42
Millville, PA 17846

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE TAX
DIVISION

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE TAX
DIVISION

1131 Strawberry Sq., 6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

(attach separate sheet if more space is needed)

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

DATED: August 31, 2008

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER
(Mortgagor(s) and Record Owner(s))
2174 Route 42
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-1019-MF

2008-CD-146

AFFIDAVIT PURSUANT TO RULE 3129

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Thousand Oaks, CA 91362

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SUSAN E. BAKER
142 North Oakview Drive
Thousand Oaks, CA 91362

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

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

4. Name and address of the last recorded holder of every mortgage of record:
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6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
2174 Route 42
Millville, PA 17846

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE, TAX
DIVISION

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE, TAX
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1131 Strawberry Sq., 6th Floor
Harrisburg, PA 17128

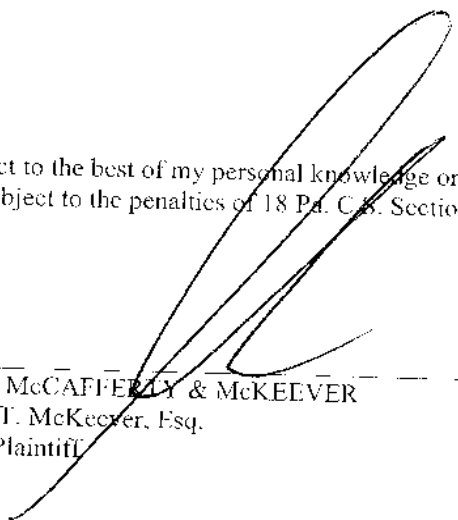
INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

(attach separate sheet if more space is needed)

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

DATED: August 31, 2008



GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeeven
BY: Michael T. McKeeven
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2005-
R11

10801 6th Street
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Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER
(Mortgagor(s) and Record Owner(s))
2174 Route 42
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-1019-MF

2008-ED-146

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2174 Route 42
Millville, PA 17846

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE, TAX
DIVISION

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(attach separate sheet if more space is needed)

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DATED: August 31, 2008

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER
Mortgagor(s) and Record Owner(s)

2174 Route 42
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term

No. 2008-CV-1019-MF

2008-ED-146

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BAKER, SUSAN E.
SUSAN E. BAKER
2174 Route 42
Millville, PA 17846

Your house at 2174 Route 42, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on , at
9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$130,805.21
obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2005-R11 against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108

800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/rcal.aspx>.
- 5). Call the Plaintiff (your lender) at 800-211-6926 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 67243FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Michael T. McKeever
Attorney I.D. #56129
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R11
10801 6th Street
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Rancho Cucamonga, CA 91730

Plaintiff

vs.

SUSAN E. BAKER
Mortgagor(s) and Record Owner(s)
2174 Route 42
Millville, PA 17846

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2008-CV-1019-MF

2008-ED-146

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

Michael T. McKeever
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney ID.#56129
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2005-R11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730
Plaintiff

vs.

SUSAN E. BAKER
Mortgagor(s) and Record Owner(s)
2174 Route 42
Millville, PA 17846
Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-1019-MF

2008-ED-146

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

BY: Michael T. McKeever
Attorney for Plaintiff

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BY: Michael T. McKeever
Attorney I.D.#56129
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701 Market Street
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215-627-1322
Attorney for Plaintiff

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BY: Michael T. McKeever
Attorney for Plaintiff

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215-627-1322
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BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

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BY: Michael T. McKeever
Attorney for Plaintiff

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A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
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WWW.GOLDBECKLAW.COM
(215) 627-1322
FAX (215) 627-7734

August 31, 2008
Docket #2008-CV-1019-MF

ATTENTION: Columbia COUNTY SHERIFF

We would like to bring to your attention that defendant(s):

SUSAN E. BAKER will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
GOLDBECK MCCAFFERTY & MCKEEVER
Main - (215) 627-1322
Fax - (215) 627-7734

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Main - (215) 627-1322
Fax - (215) 627-7734

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, being bounded and described as follows;

BEGINNING at a point in the centerline of Pennsylvania State Route No. 42, said point being in line of land of D. Galen Smith; thence running along the centerline of Pennsylvania State Route No. 42, following a curve to the right, said curve having a radius of 764.49 feet, a central angle of 31 degrees 03 minutes 15 second an arc length of 414.43 feet and a long chord course of North 13 degrees 04 minutes 41 seconds West, 409.37 feet to a point; Thence continuing along the same, North 2 degrees 27 minutes 07 seconds East, 77.67 feet to a point; Thence , continuing along the same, following a curve to the left, said curve having a radius of 1432.69 feet, a central angle of 7 degrees 52 minutes 54 seconds, an arc length of 197.08 feet, and a long chord course of North 1 degrees 29 minutes 20 seconds West, 196.93 feet to a point; Thence continuing along the same, North 5 degrees 25 minutes 47 seconds West, 328.12 feet to a point; Thence continuing along the same, following a curve to the right, said curve, having a radius of 478.34 feet, a central angle of 28 degrees 37 minutes 15 seconds, an arc length of 238.95 feet, and a long chord course of North 8 degrees 52 minutes 50 seconds East, 236.47 feet to a point; Thence leaving the centerline of Pennsylvania State Route No. 42 and running along land of Ivan and Thelma G. Heller, passing through an iron pipe found offer 60.39 feet from the beginning of this course, South 84 degrees 11 minutes 02 seconds East, 252.42 feet to a point; Thence running along Lot No. 2 of the hereinafter referenced subdivision, south 30 degrees 37 minutes 00 seconds East, 461.74 feet to a point; Thence continuing along the same, North 87 degrees 54 minutes 23 seconds East, 400.00 feet to a point; Thence continuing along the same, South 25 degrees 40 minutes 38 seconds East, 197.74 feet to a rebar set or corner of land of D. Galen Smith; Thence running along land of D. Galen Smith, South 31 degrees 36 minutes 00 seconds West, 190.97 feet to a set scone corner found; Thence continuing along the same, South 66 degrees 12 minutes 41 seconds West, 438.44 feet to a set stone corner found; Thence continuing along the same, passing through a rebar set on line offer 42.90 feet from the end of their course. South 51 degrees 07 minutes 15 seconds West, 489.90 feet to a point, the place of beginning.

CONTAINING 15.2458 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled, "Proposed Subdivision of Property of Charles J. Stits, Jr., as prepared by Ted L. Omen and Associates, Inc., dated April 21, 1995 and revised July 10, 1995, as filed at Map Book 7, page 838.

BEING the same property conveyed to Robert K. Baker and Susan E. Baker, his wife from Charles J. Stitz Jr. and Rhonda K. Stitz, his wife, by Doed dated May 20, 1998, and recorded on May 21, 1998, in Book 688, Page 863.

BEING KNOWN AS 2174 ROUTE 42, MILLVILLE PA 17846

TAX PARCEL NO: 26-01-018-02

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SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST		COURT NUMBER 2008-CV-1019-MF	
DEFENDANT/S/ SUSAN E. BAKER		TYPE OF WRIT OR COMPLAINT EXECUTION	
<div style="font-size: 24px; margin-bottom: 10px;">SERVE</div>  <div style="font-size: 24px; margin-top: 10px;">AT</div>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SUSAN E. BAKER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 2174 Route 42, Millville, PA 17846		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="font-size: 18px; font-weight: bold; margin-top: 20px;">PLEASE POST HANDBILL</div>			
SIGNATURE OF ATTORNEY <div style="font-size: 16px; font-weight: bold; margin-top: 5px;"><i>Michael T. McKeever</i></div>		TELEPHONE NUMBER (215) 627-1322	DATE August 31, 2008
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

351288

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

09/02/2008

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$2,000.00**

DOLLARS

Sheriff's Office
PO Box 380
Bloombsburg PA, 17815

6 / MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Baker*


AUTHORIZED SIGNATURE

⑈351288⑈ ⑆23607380⑆ ⑆0 1100018⑈