

# SHERIFF'S SALE COST SHEET

NO. 43-08 ED NO. 201-08 VS. Schaf JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>46.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>335.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>200.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>225.00</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>0.00</u>
SCHOOL DIST. 20	\$	<u>0.00</u>
DELINQUENT 20	\$	<u>0.00</u>
TOTAL ***** \$ <u>0.00</u>		

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

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 819.52

Refund \* 1130.48

**GOLDBECK McCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

July 21, 2008

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET  
SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-OPT2

vs.

CARRIE O. SCHAFER and ERIC T. SCHAFER  
Term No. 2008-CV-207

**Property address:**

**364 Stevens Hill Road  
Benton, PA 17814**

Sheriff's Sale Date: August 27, 2008

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/mc

cc: Donna Kaib  
OPTION ONE MORTGAGE CORPORATION  
Acct. #0019217835

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 May 14, 21, 28, 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.

**Public  
Notices**

2

**SHERIFF'S SALE**

Wednesday, June 4, 2008  
at 9:00 AM

By virtue of a Writ of Execution No. 43ED2008, Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to a public sale, by venue or outcry to the highest bidder, for cash, in a courtroom or Sheriff's Office at the Columbia County Courthouse, 35 West Main St., Bloomsburg, Penna., 17815, all the right and title and interest to the defendants in and to:

**PROPERTY ADDRESS:**

364 Stevens Hill Road

Benton, PA 17814

**TOWNSHIP OF**

SUGARLOAF

DEED BOOK, PAGE No.:

Instrument #200510742

TAX PARCEL No.:

32-06-014-14

**IMPROVEMENTS:**

A residential dwelling.

**DEFENDANTS:**

CARRIE O. SCHAFER

ERIC T. SCHAFER

**PLAINTIFF ATTORNEY:**

Joseph A. Goldbeck, Jr.

Philadelphia, PA

19106-1532

**TIMOTHY T.**

CHAMBERLAIN, SHERIFF

COLUMBIA COUNTY

[www.sheriffcolumbia.com](http://www.sheriffcolumbia.com)

county.com

bed to before me this 29th day of May 2008.

Donna L. Kishbaugh

(Notary Public)

My commission expires

**COMMONWEALTH OF PENNSYLVANIA**

Notarial Seal

Donna L. Kishbaugh, Notary Public

Scott Twp., Columbia County

My Commission Expires Oct. 11, 2009

Member, Pennsylvania Association of Notaries

Anc ..... 20....., I hereby certify that the advertising and  
pub counting to \$......for publishing the foregoing notice, and the  
fec ave been paid in full.

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

May 20, 2008

Columbia

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

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET  
SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-OPT2

vs.

CARRIE O. SCHAFER and ERIC T. SCHAFER  
Term No. 2008-CV-207

**Property address:**

**364 Stevens Hill Road  
Benton, PA 17814**

**Sheriff's Sale Date: June 04, 2008**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 04, 2008 to August 27, 2008.

Thank you for your cooperation.

Very truly yours,

  
Michael T. McKeever

MTM/jlb

cc: Donna Kalb  
OPTION ONE MORTGAGE CORPORATION  
Acct. #0019217835

4/3

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

May 7, 2008

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

RE: No. 2008-CV-207

**CARRIE O. SCHAFFER and ERIC T. SCHAFFER**

Real Estate Division:

The above case may be sold on June 04, 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](mailto:ablack@goldbecklaw.com)

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

62098FC  
CF: 01/31/2008  
SD: 06/04/2008  
\$84,674.19

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUST FOR HSI ASSET SECURITIZATION  
CORPORATION 2006-OPT2 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER  
Mortgagor(s) and  
Record Owner(s)

364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-207

**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). *Per Wendy @ SO 3-13-08.*  
( ) 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,

*Michael T. McKeever*  
BY: Michael T. McKeever  
Attorney for Plaintiff

Name and Address of Sender

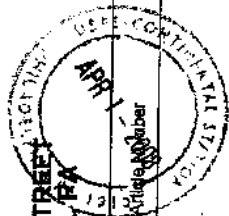
GOLDBECK

SUITE 5000

701 MARKET STREET

PHILADELPHIA, PA

19106-1532



Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Express Mail  
☐ Insured

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

Postage

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

Fee

Handling  
Charge

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

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

3. TENANTS/OCCUPANTS  
364 Stevens Hill Road  
Benton, PA 17814

4.

5.

6.

7.

8.

RR  
Fee

UNITED STATES POSTAGE  
02 1M  
0004241518  
\$01.05  
APR 01 2008  
MAILED FROM ZIP CODE 19106

See Privacy Act Statement on Reverse

Postmaster, For (Name of receiving employee)

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

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

62098FC

Columbia County

Sale Date:

CARRIE O. SCHAFER & ERIC T. SCHAFER

1 11

**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 TRUST FOR HSI ASSET  
SECURITIZATION CORPORATION 2006-OPT2  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER  
**Mortgagor(s) and Record Owner(s)**

364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-207

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2, 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:

364 Stevens Hill Road  
Benton, PA 17814

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

CARRIE O. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814

ERIC T. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814

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

CARRIE O. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814



ERIC T. SCAFFER  
364 Stevens Hill Road  
Benton, PA 17814

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

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

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

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

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

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


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

TENANTS/OCCUPANTS  
364 Stevens Hill Road  
Benton, PA 17814

(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: May 7, 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 CO

VS.

CARRIE & ERIC SCHAFER

WRIT OF EXECUTION #43 OF 2008 ED

POSTING OF PROPERTY

April 30, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CARRIE & ERIC SCHAFER AT 364 STEVENS HILL ROAD BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

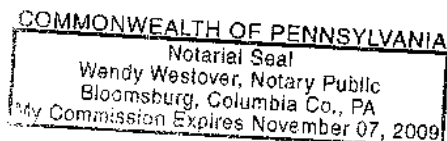
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30<sup>TH</sup> DAY OF APRIL 2008



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

Article Addressed to:

Complete items 1, 2, a., 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.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a., 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:

PA Dept of Public Welfare  
Health and Welfare Bldg rm 432  
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Address

B. Received by (Printed Name)

MAR 14 2000

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 6344

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a., 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 PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Address

B. Received by (Printed Name)

MAR 14 2000

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 6382

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Address

B. Received by (Printed Name)

MAR 17 2000

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 6368

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Address

B. Received by (Printed Name)

MAR 14 2000

C. Date of Delivery

☐ Yes  
☒ No

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 6344

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

5. Date of Delivery

MAR 17 2000

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUST FOR HIS ASSET  
SECURITIZATION CORPORATION 2006-  
OPT2 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-OPT2

Docket # 43ED2008

VS

MORTGAGE FORECLOSURE

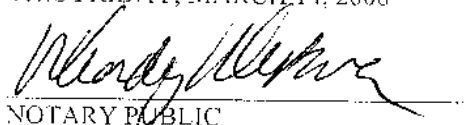
CARRIE O. SCHAFER  
ERIC T. SCHAFER

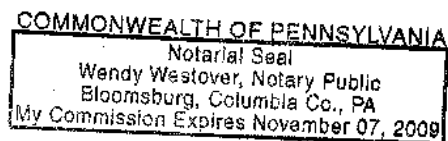
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 13, 2008, AT 10:10 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ERIC SCHAFER AT 364 STEVENS HILL ROAD, BENTON BY  
HANDING TO ERIC SCHAFER, , 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 FRIDAY, MARCH 14, 2008

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. DEVANEY  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUST FOR HIS ASSET  
SECURITIZATION CORPORATION 2006-  
OPT2 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-OPT2  
VS

Docket # 43ED2008

MORTGAGE FORECLOSURE

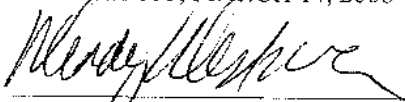
CARRIE O. SCHAFER  
ERIC T. SCHAFER

AFFIDAVIT OF SERVICE

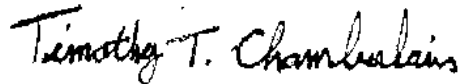
NOW, THIS THURSDAY, MARCH 13, 2008, AT 10:10 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON CARRIE SCHAFER AT 364 STEVENS HILL ROAD, BENTON BY  
HANDING TO ERIC SCHAFER, HUSBAND, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 14, 2008

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. DEVANEY  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2008

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 43ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUST FOR HIS ASSET SECURITIZATION CORPORATION  
2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2

DEFENDANT

CARRIE O. SCHAFER  
ERIC T. SCHAFER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

CARRIE SCHAFER

364 STEVENS HILL ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON (HUSBAND) ERIC SCHAFER

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

DATE 3/13/08 TIME 1010 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

3/13/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2008

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 43ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUST FOR HIS ASSET SECURITIZATION CORPORATION  
2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2

DEFENDANT

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

ERIC SCHAFFER

364 STEVENS HILL ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Eric Schaffer

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

DATE 3/12/08 TIME 1010 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

3/13/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2008

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 43ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUST FOR HIS ASSET SECURITIZATION CORPORATION  
2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2

DEFENDANT

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

SHIRLEY LOCKARD-TAX COLLECTOR

MORTGAGE FORECLOSURE

541 CAMP LAVIGNE ROAD

BENTON

SERVED UPON

*SHIRLEY LOCKARD*

RELATIONSHIP

IDENTIFICATION

DATE

*3/13/08*

TIME

*1030*

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. J. Peckham*

DATE

*3/13/08*



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/12/2008

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 43ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUST FOR HIS ASSET SECURITIZATION CORPORATION  
2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2

DEFENDANT CARRIE O. SCHAFFER  
ERIC T. SCHAFFER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JOSEPH HORVAT (Dep Director, Domestic Relations)

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

DATE 3/13/08 TIME 1300 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 3/13/08

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:13-MAR-08

FEE:\$5.00

CERT. NO:4368

SCHAFFER CARRIE O & ERIC T  
364 STEVENS HILL RD  
BENTON PA 17814

DISTRICT: SUGARLOAF TWP  
DEED 20051-0741  
LOCATION: 364 STEVENS HILL RD BENTON  
PARCEL: 32 -06 -014-14,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,061.32	22.53		30.00	1,113.85
TOTAL DUE :						\$1,113.85

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2007

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/12/2008

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 43ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUST FOR HIS ASSET SECURITIZATION CORPORATION  
2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2

DEFENDANT

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

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

DATE 3-12-8 TIME 1620 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

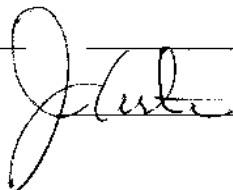
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-12-8

# REAL ESTATE OUTLINE

ED # 43-08

DATE RECEIVED 3-12-08

DOCKET AND INDEX 3-12-08

## 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 \$~~350.00~~ OR 2600.00

✓

✓

✓

✓

✓

✓

✓

3-12 called writ sent  
by fax

CK# 329475

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

June 4, 08 TIME 0900

Apr 30, 08

1<sup>ST</sup> WEEK May 14

2<sup>ND</sup> WEEK 21

3<sup>RD</sup> WEEK 28, 08

# SHERIFF'S SALE

Wednesday, June 4th, 2008 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 43ED2008 AND CIVIL WRIT NO. 207JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815. ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin located along the township road leading from the Benton-Central Highway, Legislative Route No. 19016, to the junction with the Route No. 118;

THENCE in a northerly direction, 85 feet to an iron pin;

THENCE in a westerly direction, 40 feet to an iron pin;

THENCE in a southerly direction, 85 feet to the said township road;

THENCE continuing along the said township road in an easterly direction, 40 feet to an iron pin, said pin being the PLACE OF BEGINNING.

TAX PARCEL #: 32-06-014-14

PROPERTY address: 364 STEVENS HILL ROAD, BENTON, PA 17814

## 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 J. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

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# SHERIFF'S SALE

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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/>

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUST FOR HSI ASSET  
SECURITIZATION CORPORATION 2006-OPT2  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

vs.

CARRIE O. SCHIAFFER  
ERIC T. SCHIAFFER  
364 Stevens Hill Road  
Benton, PA 17814

In the Court of Common Pleas of  
Columbia County

No. 2008-CV-207

*FILED 43*  
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: 364 Stevens Hill Road Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE

\$84,674.19

Interest From **03/11/08**  
Through Date of Sale

(Costs to be added)

Dated:

3-12-08

*Thomas D. Kline*  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Brennan*







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

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TAX PARCEL #: 32-06-014-14

PROPERTY ADDRESS: 364 STEVENS HILL ROAD, BENTON, PA 17814

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TAX PARCEL #: 32-06-014-14

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TAX PARCEL #: 32-06-014-14

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TAX PARCEL #: 32-06-014-14

PROPERTY ADDRESS: 364 STEVENS HILL ROAD, BENTON, PA 17814



## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE	COURT NUMBER 2008-CV-207	
DEFENDANT/S/ CARRIE O. SCHAFFER and ERIC T. SCHAFFER	TYPE OF WRIT OR <u>COMPLAINT</u> MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
ERIC T. SCHAFFER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
364 Stevens Hill Road, Benton, PA 17814

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

**PLEASE SERVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY  <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE March 10, 2008
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUST FOR HSI ASSET SECURITIZATION  
CORPORATION 2006-OPT2 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618  
Plaintiff

vs.

CARRIE O. SCHAFER  
ERIC T. SCHAFER  
**Mortgagor(s) and Record Owner(s)**

364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-207

**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: SCHAFFER, ERIC T.  
**ERIC T. SCHAFER**  
364 Stevens Hill Road  
Benton, PA 17814

Your house at 364 Stevens Hill Road, Benton, PA 17814 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 \$84,674.19 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2 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 TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2, 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.

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!**

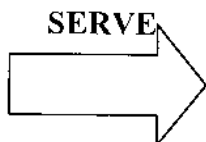
Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 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](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at 800-648-9605 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). 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](mailto:homeretention@goldbecklaw.com). Call Seth 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 62098FC.

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE	COURT NUMBER 2008-CV-207	
DEFENDANT/S/ CARRIE O. SCHAFFER and ERIC T. SCHAFFER	TYPE OF WRIT OR <u>COMPLAINT</u> MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
CARRIE O. SCHAFFER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
364 Stevens Hill Road, Benton, PA 17814

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

**PLEASE SERVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY

*Joseph A. Goldbeck, Jr.*

TELEPHONE NUMBER  
(215) 627-1322

DATE  
March 10, 2008

ADDRESS OF ATTORNEY

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

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-825-6318

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUST FOR HSI ASSET SECURITIZATION  
CORPORATION 2006-OPT2 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618  
Plaintiff

vs.

CARRIE O. SCHAFER  
ERIC T. SCHAFER  
Mortgagor(s) and Record Owner(s)

364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-207

**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: SCHAFFER, CARRIE O.  
**CARRIE O. SCHAFER**  
364 Stevens Hill Road  
Benton, PA 17814

Your house at 364 Stevens Hill Road, Benton, PA 17814 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 \$84,674.19 obtained by DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2 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 TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2, 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.

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.
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Bloomsburg, PA 17815  
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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.

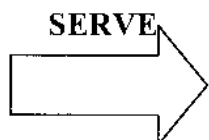
- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at 800-648-9605 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). 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](mailto:homeretention@goldbecklaw.com). Call Seth 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 62098FC.

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



## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE	COURT NUMBER 2008-CV-207	
DEFENDANT/S/ CARRIE O. SCHAFFER and ERIC T. SCHAFFER	TYPE OF WRIT OR <u>COMPLAINT</u> MORTGAGE FORECLOSURE	



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
CARRIE O. SCHAFFER and ERIC T. SCHAFFER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
364 Stevens Hill Road, Benton, PA 17814

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

**PLEASE POST HANDBILL**

SIGNATURE OF ATTORNEY

*Joseph A. Goldbeck, Jr.*

TELEPHONE NUMBER  
(215) 627-1322

DATE  
March 10, 2008

ADDRESS OF ATTORNEY

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

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 TRUST FOR HSI ASSET  
SECURITIZATION CORPORATION 2006-OPT2  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER  
(Mortgagor(s) and Record Owner(s))  
364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-207

*2008-ED-43*

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUST FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2, 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:

364 Stevens Hill Road  
Benton, PA 17814

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

CARRIE O. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814

ERIC T. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814

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

CARRIE O. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814

ERIC T. SCHAFFER  
364 Stevens Hill Road  
Benton, PA 17814

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

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

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

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

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

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

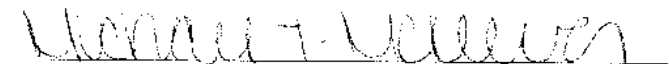
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
364 Stevens Hill Road  
Benton, PA 17814

(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: March 10, 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 TRUST FOR HSI ASSET  
SECURITIZATION CORPORATION 2006-OPT2  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-OPT2

6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHAFER  
ERIC T. SCHAFER  
(Mortgagor(s) and Record Owner(s))  
364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-207

*2008-ED-43*

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Benton, PA 17814

ERIC T. SCHAFER  
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Benton, PA 17814

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Benton, PA 17814

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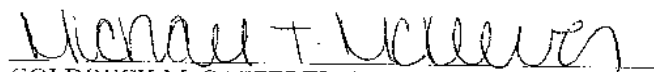
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
364 Stevens Hill Road  
Benton, PA 17814

(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: March 10, 2008

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

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  
TRUST FOR HSI ASSET SECURITIZATION  
CORPORATION 2006-OPT2 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHAFFER  
ERIC T. SCHAFFER  
**Mortgagor(s) and Record Owner(s)**  
364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

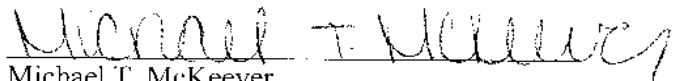
CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2008-CV-207

**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 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 TRUST FOR HSI ASSET SECURITIZATION  
CORPORATION 2006-OPT2 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHAFER  
ERIC T. SCHAFER  
Mortgagor(s) and Record Owner(s)

364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

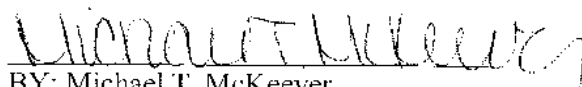
ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-207

*2008-ED-43*

**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

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 TRUST FOR HSI ASSET SECURITIZATION  
CORPORATION 2006-OPT2 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-OPT2  
6501 Irvine Center Drive  
Irvine, CA 92618

Plaintiff

vs.

CARRIE O. SCHIAFFER  
ERIC T. SCHIAFFER  
Mortgagor(s) and Record Owner(s)

364 Stevens Hill Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-207

*JOE-ED-43*

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*Michael T. McKeever*

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  
Attorney for Plaintiff

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AS TRUST FOR HSI ASSET SECURITIZATION  
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ERIC T. SCHAFER  
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IN THE COURT OF COMMON PLEAS

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*Michael T. McKeever*

BY: Michael T. McKeever  
Attorney for Plaintiff

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

PAY  
TO THE  
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MEMO Schaffer

FIRSTTRUST BANK

3-7380/2360

03/10/2008

\$\*\*2,000.00

DOLLARS

6.14 - MORTGAGE DISBURSEMENT ACCOUNT

  
AUTHORIZED SIGNATURE

⑈329475⑈ ⑆23607380⑆ 70 1100018⑈

329475

ures. Details on back.

Sacur A