

# SHERIFF'S SALE COST SHEET

MERS vs. James & Orlinda Hornberger  
 NO. 61-08 ED NO. 269-08 JD DATE/TIME OF SALE June 25, 08 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>394.00</u>	

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

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>450.74</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>1567.06</u>
TOTAL ***** \$ <u>2017.80</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>35.00</u>
WATER 20	\$
TOTAL ***** \$ <u>35.00</u>	

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

TOTAL COSTS (OPENING BID) \$ 3055.16

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

MERS vs James + Orlene Hornberger

NO. 61-08 ED NO. 269-08 JD

DATE/TIME OF SALE: June 25, 08 0930

BID PRICE (INCLUDES COST) \$ 36,000.00

POUNDAGE - 2% OF BID \$ 720.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4025.16

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 4025.16

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2025.16

**GOLDBECK MCCAFFERTY & MCKEEVER**

**suite 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

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

June 27, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: WM SPECIALTY MORTGAGE LLC vs. JAMES HORNBERGER and OLIVIA HORNBERGER

**Sale Book/Writ No.:** /

Docket Number: 2008 CV 269 MF

Sale Date: 06/25/2008

Property Address: 702 Park Street Bloomsburg, PA 17815

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:

WM SPECIALTY MORTGAGE LLC

7255 Baymeadows Way

Jacksonville, FL 32256

**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

215-825-6323

215-825-6423 (fax)

[KFluehr@goldbecklaw.com](mailto:KFluehr@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

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

**June 27, 2008**

**Addendum to Realty Transfer Tax Statement of Value**

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 702 Park Street Bloomsburg, PA 17815

Plaintiff: WM SPECIALTY MORTGAGE LLC

Date of Judgment: 4/8/2008

Date of Sale: Wednesday, June 25, 2008

Date of Original Mortgage: 5/20/2006

Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR ACCREDITED HOME LENDERS, INC.

Date Recorded: 6/5/2006

Book, Page, Instrument #: Instrument #200605525

The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into WM SPECIALTY  
MORTGAGE LLC

Assignment of Mortgage Recorded: 4/24/2008

Book, Page, Instrument #: instr-200803720

## **Assignment of Bid**

NO. 2008 CV 269 MF – HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated June 25, 2008 to:

WM SPECIALTY MORTGAGE LLC  
7255 Baymeadows Way  
Jacksonville, FL 32256

GOLDBECK MCCAFFERTY & MCKEEVER

Date: June 27, 2008

  
\_\_\_\_\_  
MICHAEL T. MCKEEVER

**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 <b>GOLDBECK, McCafferty &amp; McKEEVER</b>	TELEPHONE NUMBER <b>(215) 627-1322</b>
STREET ADDRESS <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19106-1532</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>WM SPECIALTY MORTGAGE LLC</b>
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	STREET ADDRESS <b>7255 Baymeadows Way,</b>	
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	CITY STATE ZIP CODE <b>Jacksonville FL 32256</b>	

**C. PROPERTY LOCATION**

STREET ADDRESS <b>702 Park Street</b>	CITY, TOWNSHIP, BOROUGH <b>Bloomsburg - TOWN OF BLOOMSBURG</b>	
COUNTY <b>Columbia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>05E-12-092</b>
1. ACTUAL CASH CONSIDERATION <b>\$36,000.00</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$36,000.00</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$25,461.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.55</b>	6. FAIR MARKET VALUE <b>= \$90,386.60</b>
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**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200605525
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*Michael T. McKeever*

DATE

June 27, 2008

343461

**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

06/30/2008

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

**\$\*\*2,025.16**

**TWO THOUSAND TWENTY-FIVE AND 16 / 100**

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

  
AUTHORIZED SIGNATURE

MEMO

*Hornberger*

⑈343461⑈ ⑆236073801⑆ 70 1100018⑈

Security features. Details on back.

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 June 4, 11, 18, 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 18<sup>th</sup> day of June, 2008.

.....  
COMMONWEALTH OF PENNSYLVANIA  
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.

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.

MORTGAGE ELECTRONIC  
REGISTRATIONS SYSTEMS, INC.

VS.

JAMES & OLIVIA HORNBERGER

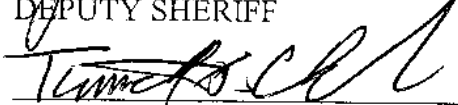
WRIT OF EXECUTION #61 OF 2008 ED

POSTING OF PROPERTY

May 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES & OLIVIA HORNBERGER AT 702 PARK STREET BLOOMSBURG  
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 21<sup>ST</sup> DAY OF MAY 2008



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

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

May 23, 2008

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

RE: No. 2008 CV 269 MF  
**JAMES HORNBERGER and OLIVIA HORNBERGER**

Real Estate Division:

The above case may be sold on June 25, 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 & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

61705FC  
CF: 02/11/2008  
SD: 06/25/2008  
\$98,727.58

WM SPECIALTY MORTGAGE LLC  
7255 Baymeadows Way  
Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
Mortgagor(s) and  
Record Owner(s)

702 Park Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008 CV 269 MP

**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*  
( ) 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  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Article Number

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

Postage

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

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

3. TENANTS/OCCUPANTS  
702 Park Street  
Bloomsburg, PA 17815



UNITED STATES POSTAGE  
\$ 01.05<sup>00</sup>  
02 1M  
0004241518  
MAILED FROM ZIP CODE 19106

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for i  
of this  
Postm  
Date)

SC RD RR  
es Fee Fee

Total Number of Pieces  
Listed by Sender

Postmaster: Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

61705FC Columbia County

Sale Date: 01/25/08

Complete by Typewriter, Ink, or Ball Point Pen

JAMES HORNBERGER & OLIVIA HORNBERGER



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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 7327

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 7341

S Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 7310

S Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Dept. of Public Welfare  
PO Box 2675  
Harrisburg, PA 17105

A. Signature

☒ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**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

WM SPECIALTY MORTGAGE LLC

7255 Baymeadows Way

Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER

OLIVIA HORNBERGER

**Mortgagor(s) and Record Owner(s)**

702 Park Street

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 269 MF

**AFFIDAVIT PURSUANT TO RULE 3129**

WM SPECIALTY MORTGAGE LLC, 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:

702 Park Street

Bloomsburg, PA 17815

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

JAMES HORNBERGER

702 Park Street

Bloomsburg, PA 17815

OLIVIA HORNBERGER

702 Park Street

Bloomsburg, PA 17815

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

JAMES HORNBERGER

702 Park Street

Bloomsburg, PA 17815

OLIVIA HORNBERGER

702 Park Street

Bloomsburg, PA 17815

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

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  
702 Park Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: May 23, 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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR ACCREDITED HOME  
LENDERS, INC.

Docket # 61ED2008

VS

MORTGAGE FORECLOSURE

JAMES HORNBERGER  
OLIVIA HORNBERGER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 15, 2008, AT 1:40 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON OLIVIA HORNBERGER AT 469 E 8TH STREET 2ND FLOOR,  
BLOOMSBURG BY HANDING TO ERICA SLUSSER, DAUGHTER, A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

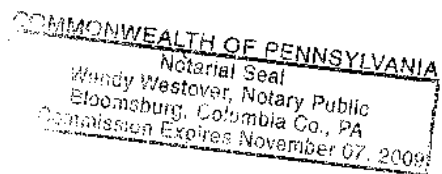
*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 15, 2008

*Wendy Westover*  
NOTARY PUBLIC

*J. Carter*  
J. CARTER  
DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR ACCREDITED HOME  
LENDERS, INC.**

**Docket # 61ED2008**

**VS**

**MORTGAGE FORECLOSURE**

**JAMES HORNBERGER  
OLIVIA HORNBERGER**

**AFFIDAVIT OF SERVICE**

NOW, THIS TUESDAY, APRIL 15, 2008, AT 1:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMES HORNBERGER AT 469 E 8TH STREET 2ND FLOOR, BLOOMSBURG BY HANDING TO ERICA SLUSSER, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 15, 2008


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

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

Wednesday, April 09, 2008

**MARY WARD-TAX COLLECTOR  
2ND STREET  
BLOOMSBURG, PA 17815-**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING  
SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.  
VS  
JAMES HORNBERGER  
OLIVIA HORNBERGER**

**DOCKET # 61ED2008**

**JD # 269JD2008**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS NOMINEE  
FOR ACCREDITED HOME LENDERS, INC.

7255 Baymeadows Way

Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER

OLIVIA HORNBERGER

Mortgagor(s) and Record Owner(s)

702 Park Street

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 269 MF

*2008-ED-61*

**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: HORNBERGER, JAMES  
**JAMES HORNBERGER**  
702 Park Street  
Bloomsburg, PA 17815

Your house at 702 Park Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on **June 25, 2008 at 9:30 am** at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$98,727.58 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC. 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., 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.

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

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: 800-692-7375 or 717-784-8760.
- 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). 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/real.aspx>.
- 5). Call the Plaintiff (your lender) at 866-926-8937 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](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 61705FC.

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

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Chairman  
Thomas Evans  
Vice Chairman  
George Turner  
Treasurer  
Claude Renninger  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Thomas Evans  
Andrew D. Keister  
Lawrence L. Mack  
George Turner  
Claude Renninger

April 15, 2008

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: James Hornberger  
Olivia Hornberger  
702 Park Street  
Bloomsburg, Pa. 17815

DOCKET # 61ED2008

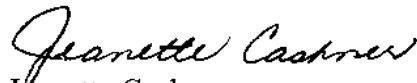
JD # 269JD2008

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$35.00.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Jeanette Cashner  
Office Manager

705 1250

Slusser  
Erick

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/9/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 61ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED  
HOME LENDERS, INC.

DEFENDANT JAMES HORNBERGER  
OLIVIA HORNBERGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
JAMES HORNBERGER
702 PARK STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

469 gmf  
E 8th Bl

SERVED UPON Erick Slusser

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

DATE 4-15-8 TIME 1340 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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) 469 E 8th St gmf  
Bloomsgary

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>4/10/08</u>	<u>1355</u>	<u>59</u>	<u>NA - LC</u>
<u>4/11/08</u>	<u>0900</u>	<u>59</u>	<u>CARD STILL NA - ON FNT. DOOR</u>

DEPUTY [Signature] DATE 4-15-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/9/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 61ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED  
HOME LENDERS, INC.

DEFENDANT JAMES HORNBERGER  
OLIVIA HORNBERGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

OLIVIA HORNBERGER

702 PARK STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ERICA SLOESSER

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

DATE 4-15-8 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) 469 E 8th St 2nd Fl.

Bloomsburg

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

4/10/08 1355 SS NA-LQ

4/11/08 0900 SS CALL STILL ON Duty

DEPUTY

[Signature]

DATE 4-15-8

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-APR-08

FEE:\$5.00

CERT. NO:4493

HORNBERGER JAMES S & OLIVIA E  
702 PARK STREET  
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG  
DEED 0505-0620  
LOCATION: 702 PARK ST LOT #7  
PARCEL: 05E-12 -092-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,500.04	32.02	30.00	1,562.06
TOTAL DUE :					\$1,562.06

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,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: T. CHAMBERLAIN  
DATE RECEIVED 4/9/2008

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 61ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED  
HOME LENDERS, INC.

DEFENDANT JAMES HORNBERGER  
OLIVIA HORNBERGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MARY WARD

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 4/10/08 TIME 1330 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

C. H. Carroll

DATE

4/10/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/9/2008

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 61ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED  
HOME LENDERS, INC.

DEFENDANT JAMES HORNBERGER  
OLIVIA HORNBERGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON JEANETT CASHNER

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

DATE 4/10/08 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) SERVED ON CLERK AT  
SEWER AUTH. OFFICE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

E. J. Carroll

DATE

4/10/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/9/2008

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 61ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED  
HOME LENDERS, INC.

DEFENDANT JAMES HORNBERGER  
OLIVIA HORNBERGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON PAUL KELLER

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

DATE 4/10/08 TIME 1430 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

(F) OTHER (SPECIFY) SERVED ON DIRECTOR  
OF D. RELATIONS

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

C. Carroll

DATE 4/10/08

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, OLIVIA HORNBERGER, is about unknown years of age, that Defendant's last known residence is 702 Park Street, Bloomsburg, PA 17815, 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: 4/9/08

Michael T. McKee

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, JAMES HORNBERGER, is about unknown years of age, that Defendant's last known residence is 702 Park Street, Bloomsburg, PA 17815, 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: 4/1/08 Michael T. McLeary

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/9/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 61ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED  
HOME LENDERS, INC.

DEFENDANT JAMES HORNBERGER  
OLIVIA HORNBERGER

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 4-9-8 TIME 1500 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

J. Guter

DATE 4-9-8

# REAL ESTATE OUTLINE

ED # 61-08

DATE RECEIVED 4-9-08  
DOCKET AND INDEX 4-9-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	4-9 call met mltly will send
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR <del>\$1,350.00</del> OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>332735</u>

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

SALE DATE \_\_\_\_\_ TIME \_\_\_\_\_  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

# SHERIFF'S SALE

Wednesday, June 25th, 2008 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 61ED2008 AND CIVIL WRIT NO. 269JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar set on the northern boundary line of lands now or formerly of James A. and Wanda L. Millard, said point being 35 feet west from the centerline of Park Street; thence in a westerly direction along lands now or formerly of said Millard, South 73 degrees 48 minutes 44 seconds West, 127.59 feet to a rebar set on the easterly side of a 15 foot wide alley; thence along the easterly side of said alley in a northerly direction, North 20 degrees 43 minutes 00 seconds West, 32.70 feet to a rebar found at the southwesterly corner of land now or late of Bernard S. and Romana M. Sobelcsky; thence along the southerly line of said Sobelcsky in an easterly direction, North 72 degrees 52 minutes 56 seconds East, 127.44 feet to a rebar found 35 feet west from the centerline of said Park Street; thence in a southerly direction, South 20 degrees 43 minutes 00 seconds East, 40 feet to a rebar at the northeasterly corner of lands now or formerly of James A. and Wanda L. Millard, the point and place of beginning.

TAX Parcel #: 05E-12-092

PROPERTY address: 702 PARK STREET, BLOOMSBURG, PA 17815

## 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.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

Wednesday, June 25th, 2008 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 61ED2008 AND CIVIL WRIT NO. 269JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar set on the northern boundary line of lands now or formerly of James A. and Wanda L. Millard, said point being 35 feet west from the centerline of Park Street; thence in a westerly direction along lands now or formerly of said Millard, South 73 degrees 48 minutes 44 seconds West, 127.59 feet to a rebar set on the easterly side of a 15 foot wide alley; thence along the easterly side of said alley in a northerly direction, North 20 degrees 43 minutes 00 seconds West, 32.70 feet to a rebar found at the southwesterly corner of land now or late of Bernard S. and Romana M. Sobelesky; thence along the southerly line of said Sobelesky in an easterly direction, North 72 degrees 52 minutes 56 seconds East, 127.44 feet to a rebar found 35 feet west from the centerline of said Park Street; thence in a southerly direction, South 20 degrees 43 minutes 00 seconds East, 40 feet to a rebar at the northeasterly corner of lands now or formerly of James A. and Wanda L. Millard, the point and place of beginning.

TAX Parcel #: 05E-12-092

PROPERTY address: 702 PARK STREET, BLOOMSBURG, PA 17815

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

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

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR ACCREDITED HOME  
LENDERS, INC.  
7255 Baymeadows Way  
Jacksonville, FL 32256

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2008 CV 269 MF

*2008-ED-61*  
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: 702 Park Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$98,727.58

Interest From **04/8/08**  
Through Date of Sale

(Costs to be added)

Dated: 4/9/08

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

Deputy *Elizabeth A. Brennan*





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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR ACCREDITED HOME  
LENDERS, INC.

7255 Baymeadows Way  
Jacksonville, FL 32256

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2008 CV 269 MF

*2008-ED-61*

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(MORTGAGE FORECLOSURE)

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To the Sheriff of Columbia County, Pennsylvania

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Interest From 04/8/08  
Through Date of Sale

(Costs to be added)

Dated: 4/9/08

*Tami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Brown*

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS NOMINEE  
FOR ACCREDITED HOME LENDERS, INC.  
7255 Baymeadows Way  
Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
(Mortgagor(s) and Record Owner(s))  
702 Park Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 269 MF

*2008 E.D. 61*

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., 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:

702 Park Street  
Bloomsburg, PA 17815

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

JAMES HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

OLIVIA HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

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

JAMES HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

OLIVIA HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

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

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  
702 Park Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: April 4, 2008

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

Goldbeck McCafferty & McKeeve  
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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS NOMINEE  
FOR ACCREDITED HOME LENDERS, INC.  
7255 Baymeadows Way  
Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
(Mortgagor(s) and Record Owner(s))  
702 Park Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 269 MF

*2008-ED-601*

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR  
ACCREDITED HOME LENDERS, INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets  
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Bloomsburg, PA 17815

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Bloomsburg, PA 17815

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702 Park Street  
Bloomsburg, PA 17815

OLIVIA HORNBERGER  
702 Park Street  
Bloomsburg, PA 17815

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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

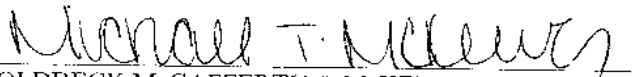
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5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record 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  
702 Park Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: April 4, 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

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7255 Baymeadows Way  
Jacksonville, FL 32256  
Plaintiff

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
**Mortgagor(s) and Record Owner(s)**

702 Park Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008 CV 269 MF

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: HORNBERGER, JAMES  
**JAMES HORNBERGER**  
702 Park Street  
Bloomsburg, PA 17815

Your house at 702 Park Street, Bloomsburg, PA 17815 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 \$98,727.58 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC. 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., 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.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375  
NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

## 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: 800-692-7375 or 717-784-8760.
- 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). 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/real.aspx>.
- 5). Call the Plaintiff (your lender) at 866-926-8937 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](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 61705FC.

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

**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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS NOMINEE  
FOR ACCREDITED HOME LENDERS, INC.

7255 Baymeadows Way  
Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER

OLIVIA HORNBERGER

**Mortgagor(s) and Record Owner(s)**

702 Park Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 269 MF

*2008-ED-61*

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

Michael T. McKeever  
Attorney I.D. #56129  
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701 Market Street  
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Attorney for Plaintiff

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ACCREDITED HOME LENDERS, INC.

7255 Baymeadows Way  
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Plaintiff

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER

**Mortgagor(s) and Record Owner(s)**

702 Park Street  
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Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

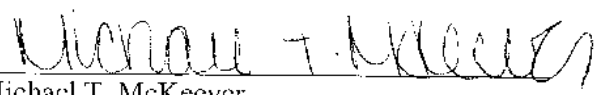
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2008 CV 269 MF

*2008-ED-61*

**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 LD.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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Plaintiff

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702 Park Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 269 MF

*2008-ED-61*

**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.**

*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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., ACTING SOLELY AS NOMINEE  
FOR ACCREDITED HOME LENDERS, INC.  
7255 Baymeadows Way  
Jacksonville, FL 32256

Plaintiff

vs.

JAMES HORNBERGER  
OLIVIA HORNBERGER  
**Mortgagor(s) and Record Owner(s)**

702 Park Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 269 MF

*2008-ED-601*

**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.**

*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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SYSTEMS, INC., ACTING SOLELY AS NOMINEE  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 269 MF

*2008-ED-61*

**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.**

*Michael T. McKeever*

BY: Michael T. McKeever  
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar set on the northern boundary line of lands now or formerly of James A. and Wanda L. Millard, said point being 35 feet west from the centerline of Park Street; thence in a westerly direction along lands now or formerly of said Millard, South 73 degrees 48 minutes 44 seconds West, 127.59 feet to a rebar set on the easterly side of a 15 foot wide alley; thence along the easterly side of said alley in a northerly direction, North 20 degrees 43 minutes 00 seconds West, 32.70 feet to a rebar found at the southwesterly corner of land now or late of Bernard S. and Romana M. Sobelesky; thence along the southerly line of said Sobelesky in an easterly direction, North 72 degrees 52 minutes 56 seconds East, 127.44 feet to a rebar found 35 feet west from the centerline of said Park Street; thence in a southerly direction, South 20 degrees 43 minutes 00 seconds East, 40 feet to a rebar at the northeasterly corner of lands now or formerly of James A. and Wanda L. Millard, the point and place of beginning.

TAX Parcel #: 05E-12-092

PROPERTY ADDRESS: 702 PARK STREET, BLOOMSBURG, PA 17815

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar set on the northern boundary line of lands now or formerly of James A. and Wanda L. Millard, said point being 35 feet west from the centerline of Park Street; thence in a westerly direction along lands now or formerly of said Millard, South 73 degrees 48 minutes 44 seconds West, 127.59 feet to a rebar set on the easterly side of a 15 foot wide alley; thence along the easterly side of said alley in a northerly direction, North 20 degrees 43 minutes 00 seconds West, 32.70 feet to a rebar found at the southwesterly corner of land now or late of Bernard S. and Romana M. Sobelesky; thence along the southerly line of said Sobelesky in an easterly direction, North 72 degrees 52 minutes 56 seconds East, 127.44 feet to a rebar found 35 feet west from the centerline of said Park Street; thence in a southerly direction, South 20 degrees 43 minutes 00 seconds East, 40 feet to a rebar at the northeasterly corner of lands now or formerly of James A. and Wanda L. Millard, the point and place of beginning.

TAX Parcel #: 05E-12-092

PROPERTY ADDRESS: 702 PARK STREET, BLOOMSBURG, PA 17815

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar set on the northern boundary line of lands now or formerly of James A. and Wanda L. Millard, said point being 35 feet west from the centerline of Park Street; thence in a westerly direction along lands now or formerly of said Millard, South 73 degrees 48 minutes 44 seconds West, 127.59 feet to a rebar set on the easterly side of a 15 foot wide alley; thence along the easterly side of said alley in a northerly direction, North 20 degrees 43 minutes 00 seconds West, 32.70 feet to a rebar found at the southwesterly corner of land now or late of Bernard S. and Romana M. Sobelesky; thence along the southerly line of said Sobelesky in an easterly direction, North 72 degrees 52 minutes 56 seconds East, 127.44 feet to a rebar found 35 feet west from the centerline of said Park Street; thence in a southerly direction, South 20 degrees 43 minutes 00 seconds East, 40 feet to a rebar at the northeasterly corner of lands now or formerly of James A. and Wanda L. Millard, the point and place of beginning.

TAX Parcel #: 05E-12-092

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TAX Parcel #: 05E-12-092

PROPERTY ADDRESS: 702 PARK STREET, BLOOMSBURG, PA 17815

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.	COURT NUMBER 2008 CV 269 MF	
DEFENDANT/S/ JAMES HORNBERGER and OLIVIA HORNBERGER	TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
 JAMES HORNBERGER and OLIVIA HORNBERGER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
 702 Park Street, Bloomsburg, PA 17815

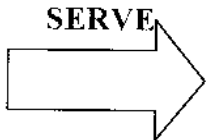
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE POST HANDBILL**

SIGNATURE OF ATTORNEY <div style="text-align: center; margin-top: 10px;"> <i>Joseph A. Goldbeck, Jr.</i> </div>	TELEPHONE NUMBER (215) 627-1322	DATE April 4, 2008
ADDRESS OF ATTORNEY <div style="margin-top: 10px;">           GOLDBECK McCafferty &amp; McKeever            Suite 5000 – Mellon Independence Center            701 Market Street            Philadelphia, PA 19106-1532         </div>		

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS INC.	COURT NUMBER 2008 CV 269 MF	
DEFENDANT/S/ JAMES HORNBERGER and OLIVIA HORNBERGER	TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
OLIVIA HORNBERGER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
702 Park Street, Bloomsburg, PA 17815

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

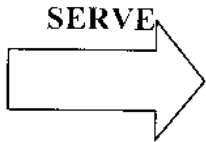
DATE  
April 4, 2008

ADDRESS OF ATTORNEY

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.		COURT NUMBER 2008 CV 269 MF
DEFENDANT/S/ JAMES HORNBERGER and OLIVIA HORNBERGER		TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
JAMES HORNBERGER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
702 Park Street, Bloomsburg, PA 17815

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SIGNATURE OF ATTORNEY

*Joseph A. Goldbeck, Jr.*

TELEPHONE NUMBER  
(215) 627-1322

DATE  
April 4, 2008

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 – Mellon Independence Center  
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332735

**FIRSTTRUST**  
800.220.BANK / firsttrust.com

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

04/07/2008

3-7380-2360

PAY  
TO THE  
ORDER OF

\$\*\*2,000.00

*Sheriff of Columbia County*

DOLLARS

TWO THOUSAND AND XX / 100

6.14 - MORTGAGE DISBURSEMENT ACCOUNT

*Hornberger*

MEMO

*[Signature]*  
AUTHORIZED SIGNATURE

⑈332735⑈ ⑆23607380⑆ 70 100018⑈

Security Features. Details on back.