

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Bank of America, N. A.

339898

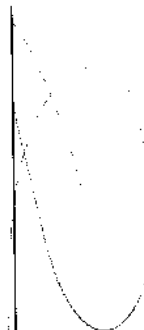
2-50/710

DATE	1/6/2010
AMOUNT	***400.00

PAY Four Hundred and 00/100*****

VOID AFTER 90 DAYS

TO THE
ORDER
OF
SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



09-035220,ZEYN, SUSAN

⑈339898⑈ ⑆071000505⑆ 5201147419⑈

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King Of Prussia, PA 19406
(610) 278-6800

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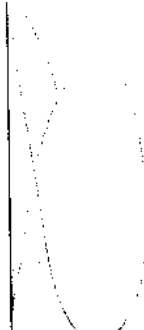
2-50/710

DATE	1/6/2010
AMOUNT	***196.24

PAY One Hundred Ninety-Six and 24/100*****

VOID AFTER 90 DAYS

TO THE
ORDER
OF
SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



09-035220,ZEYN, SUSAN

⑈339897⑈ ⑆071000505⑆ 5201147419⑈

SHERIFF'S SALE COST SHEET

M-035220 - Hold

ASBC Bank vs. Zern
 NO. 120-09 ED NO. 712-09 JD DATE/TIME OF SALE Street

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$120.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$24.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$4.00
NOTARY	\$10.00
TOTAL *****	\$258.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$1443.24
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$1593.24

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$-0-

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$5.00
TOTAL *****	\$5.00

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$-0-

SURCHARGE FEE (DSTE)	\$90.00
MISC.	\$
TOTAL *****	\$-0-

TOTAL COSTS (OPENING BID)

\$1946.24

1350

097

Due

\$596.24

Shapiro & DeNardo, LLC

VENDOR NO: PA-COL-SHE NAME: SHE

SHERIFF OF COLUMBIA COUNTY

amadden

CHECK DATE: 1/6/2010

339897

REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
PA6449086	1/6/2010	196.24	0.00	196.24
TOTAL >		196.24	0.00	196.24

Shapiro & DeNardo, LLC
 General Business Account
 3600 Horizon Drive, Suite 150
 King Of Prussia, PA 19408
 (610) 278-6800

Bank of America, N. A.

2-557710

339897

DATE	1/6/2010
AMOUNT	***196.24

PA: One Hundred Ninety-Six and 24/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
 ORDER P.O. BOX 380
 OF BLOOMSBURG, PA 17815

Shapiro & DeNardo, LLC

VENDOR NO: PA-COLSHE NAME: SHERIFF OF COLUMBIA COUNTY

amadden

CHECK DATE: 1/6/2010

339897

REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
PA6449086	1/6/2010	196.24	0.00	196.24
TOTAL >		196.24	0.00	196.24

Shapiro & DeNardo, LLC

VENDOR NO: PA-COLSHE NAME: SHERIFF

OF COLUMBIA COUNTY amadden

CHECK DATE: 1/6/2010

339898

REFERENCE	INVOICE DATE	GI	AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
PA4858731	1/6/2010		400.00	0.00	400.00
TOTAL >			400.00	0.00	400.00

Shapiro & DeNardo, LLC
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3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Bank of America N.A.

1/6/2010

339898

DATE	1/6/2010
AMOUNT	***400.00

PAY Four Hundred and 00/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815

Shapiro & DeNardo, LLC

VENDOR NO: PA-COLSHE NAME: SHERIFF OF COLUMBIA COUNTY

amadden

CHECK DATE: 1/6/2010

339898

REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
PA4858731	1/6/2010	400.00	0.00	400.00
TOTAL >		400.00	0.00	400.00

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Lisa Kosik

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date:

Re: Zeyn

CC:

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

● **Comments:**

Attached is a cost sheet showing \$596.24 owed. This sale has been stayed.

SHERIFF'S SALE COST SHEET

HSBC Bank vs. Zona
 NO. 120-01 ED NO. 712-01 JD DATE/TIME OF SALE August

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>15.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>15.00</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>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>758.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>143.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1573.24</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>70.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$1146.24

341
\$ 596.24

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSON**MICHAEL J. CLARK****LESLIE RASE**

+ Also Licensed in New Jersey

January 4, 2010

VIA FACSIMILE: 570-389-5625

Columbia County Sheriff

ATTN: Real Estate Deputy

RE: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates vs. Susan K. Zeyn
Docket No.: 2009-CV-712
Property Address: RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820
S&D File No.: 09-035220

Dear Sir or Madam:

Kindly stay Sheriff's sale currently scheduled for January 6, 2010 in the above-referenced matter. Plaintiff has realized that no monies have been reported to have been received.

Please forward to us a bill for any additional monies which may be due and owing to the Sheriff of Columbia County, or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,

Lisa Kosik
Legal Assistant

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

Attached is a cost sheet showing \$596.24 owed. This sale has been stayed.

NAME :
TEL :
DATE : JAN.04.2010 14:58

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
1518	TX	001		JAN.04	14:57	000	00h00min35s	ECM	NG
			00E4:ERROR DURING TX						

SHERIFF'S SALE COST SHEET

1752C Bank vs. Susan Zeyn
 NO. 120-09 ED NO. 712-09 JD DATE/TIME OF SALE Jan 6 2000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>343.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>111.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1668.24</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>0.00</u>			

SURCHARGE FEE (DSTE)		\$	<u>90.00</u>
MISC.		\$	
TOTAL ***** \$ <u>0.00</u>			

TOTAL COSTS (OPENING BID) \$ 2171.24

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

HSEC Bank VS SUSAN ZEPH

NO. 170 09 ED NO. 712-09 JD

DATE/TIME OF SALE: Jan 10 2/00

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

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Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSON +**MICHAEL J. CLARK +****LESLIE RASE**

+ Also Licensed in New Jersey

November 30, 2009

VIA FACSIMILE: 570-389-5625

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home
Equity Loan Trust and for the registered holders of ACE Securities Corp. Home
Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates vs.
Susan K. Zeyn
Docket No.: 2009-CV-712
Property Address: RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820
S&D File No.: 09-035220
Sale Date: December 2, 2009

Dear Sir or Madam:

Kindly continue the above-referenced sale for thirty (30) days. Please forward the new
sale date to my attention at your earliest convenience.

Thank you for your anticipated cooperation. If you have any questions or problems,
please do not hesitate to contact me directly.

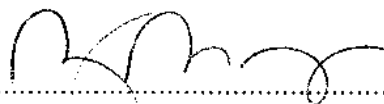
Very truly yours,

Lisa Kosik
Legal Assistant

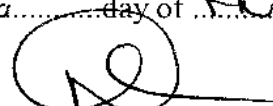
6
* Moved to Jan. 29, 2010 @ 9:00 AM - sjk

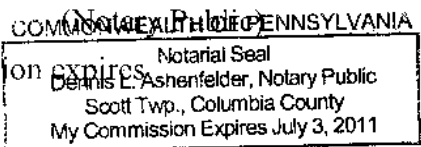
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 August 12, 19, 26, 2009 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 26th day of August 2009.



My commission expires 

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

.....

SD

SHAPIRO & DENARDO, LLC

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CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-HERSOLE**MICHAEL J. CLARK****ILANA ZION****LESLIE RASE**

* Also Licensed in New Jersey

August 25, 2009

VIA FACSIMILE: 570-389-5625

Office of the Sheriff of Columbia County

Attn: Sheriff Chamberlain

RE: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates vs. Susan K. Zeyn

Docket No.: 2009-CV-712

Property Address: RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820

S&D File No.: 09-035220

Sale Date: September 2, 2009

Dear Sheriff Chamberlain:

Kindly continue the above-referenced sale for ninety (90) days. Please forward the new sale date to my attention at your earliest convenience.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Lisa Kosik
Legal Assistant

The new sale date is
December 2, at 9:00 AM

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.

HSBC BANK USA

VS.

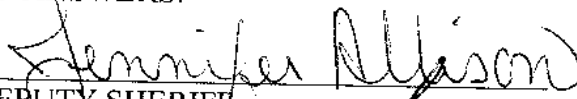
SUSAN ZEYN

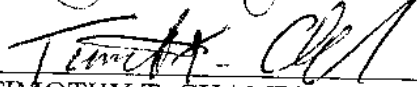
WRIT OF EXECUTION #120 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SUSAN ZEYN AT 1675 HILL TOP ROAD CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

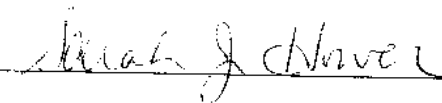
SO ANSWERS:

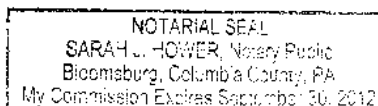

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2009





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

HSBC BANK USA, N.A. AS TRUSTEE ON
BEHALF OF ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST AND FOR
THE REGISTERED HOLDERS OF ACE
SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES 2005-SD2, ASSET BACKED
PASS-THROUGH CERTIFICATES

Docket # 120ED2009

VS

MORTGAGE FORECLOSURE


SUSAN K. ZEYN

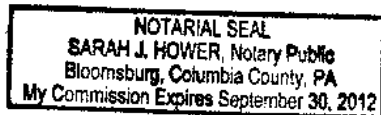
AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, JUNE 11, 2009, AT 12:15 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON SUSAN ZEYN AT 1675 HILL TOP ROAD, CATAWISSA BY HANDING
TO SUSAN ZEYN, , 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, JUNE 12, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. DEVANEY
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/9/2009

SERVICE# 1 - OF - 9 SERVICES
DOCKET # 120ED2009

PLAINTIFF

HSBC BANK USA, N.A. AS TRUSTEE ON BEHALF OF ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST AND
FOR THE REGISTERED HOLDERS OF ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD2,
ASSET BACKED PASS-THROUGH CERTIFICATES

DEFENDANT

SUSAN K. ZEYN

ATTORNEY FIRM

SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

SUSAN ZEYN

1675 HILL TOP ROAD

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON SUSAN ZEYN

RELATIONSHIP Defendant IDENTIFICATION _____

DATE 6/11/09 TIME 12/15 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☒ B. 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. Perry

DATE

6/11/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/9/2009

SERVICE# 2 - OF - 9 SERVICES
DOCKET # 120ED2009

PLAINTIFF

HSBC BANK USA, N.A. AS TRUSTEE ON BEHALF OF ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST AND
FOR THE REGISTERED HOLDERS OF ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD2,
ASSET BACKED PASS-THROUGH CERTIFICATES

DEFENDANT

SUSAN K. ZEYN

ATTORNEY FIRM

SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

ASHLEY ROHRBACH-TAX COLLECTOR

68 RIDER ROAD

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ASHLEY ROHRBACH - Taken To Door of Tr.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/11/09 TIME 1730 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

B. OTHER (SPECIFY) Taken To Door of
TAX COLLECTOR'S TRAILER.

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. A. Deery

DATE

6/11/09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/11/2009

Fee: \$5.00

Cert. NO: 6257

ZEYN SUSAN K
1675 HILLTOP RD
CATAWISSA PA 17820

District: FRANKLIN TWP
Deed: 0465 -G145
Location: 1669 1675 HILLTOP RD
Parcel Id:16 -05 -012-02,000

Assessment: 34,018
Balances as of 06/11/2009

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

NO TAX CLAIM TAXES DUE

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/9/2009

SERVICE# 3 - OF - 9 SERVICES
DOCKET # 120ED2009

PLAINTIFF

HSBC BANK USA, N.A. AS TRUSTEE ON BEHALF OF ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST AND
FOR THE REGISTERED HOLDERS OF ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD2,
ASSET BACKED PASS-THROUGH CERTIFICATES

DEFENDANT
ATTORNEY FIRM

SUSAN K. ZEYN
SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LAUREN COLE

RELATIONSHIP CUSTOMER SERVICES IDENTIFICATION _____

DATE 6-11-9 TIME 0920 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. Cole

DATE 6-11-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/9/2009

SERVICE# 6 - OF - 9 SERVICES
DOCKET # 120ED2009

PLAINTIFF

HSBC BANK USA, N.A. AS TRUSTEE ON BEHALF OF ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST AND
FOR THE REGISTERED HOLDERS OF ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD2,
ASSET BACKED PASS-THROUGH CERTIFICATES

DEFENDANT
ATTORNEY FIRM

SUSAN K. ZEYN
SHAPIRO AND DENARDO, LLC

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 6-11-9 TIME 0245 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

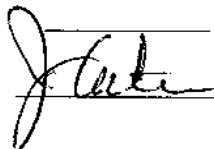
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-11-9

REAL ESTATE OUTLINE

ED # 120-09

DATE RECEIVED 6-9-09
DOCKET AND INDEX 6-16-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>329644</u>

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

SALE DATE	<u>Sept. 2, 09</u>	TIME	<u>0930</u>
POSTING DATE	<u>Sept. 14, 09</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Sept. 12</u>	
	2 ND WEEK	<u>19</u>	
	3 RD WEEK	<u>26, 09</u>	

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 120 OF 2009 ED AND CIVIL WRIT NO. 712 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN, piece, parcel or tract of land situate in the Township of Franklin and Catawissa, County of Columbia and State of Pennsylvania, 90% of land in Catawissa Township of 10% of land in Franklin Township, bounded and described as follows, to wit:

BEGINNING at a point on the centerline of a fifty foot wide private right-of-way, said point being the northwest corner of Lot No. 3 said point also being on the southerly line of Lot No. 1; thence along the centerline of said private right of way and the southerly line of Lot No. 1 North 65 degrees 26 minutes 49 seconds East, 276.67 feet to a point; thence along same, North 24 degrees 59 minutes 46 seconds East, 250.94 feet to a point; thence along same, North 42 degrees 57 minutes 06 seconds East, 189.77 feet to a point at the southeast corner of Lot No. 1; thence along the easterly line of Lot No. 1; North 53 degrees 56 minutes 06 seconds West, 51.96 feet to a point, thence along same and along the easterly line of Lot No. 5, North 22 degrees 34 minutes 16 seconds West, 111.10 feet to a point on the easterly line of Lot No. 5, thence along the easterly line of said Lot No. 5, North 19 degrees 12 minutes 24 seconds East, 158.79 feet to a point on the centerline of a fifty foot wide private right-of-way; thence along the centerline of said right-of-way and the southerly line of Lot No. 5, South 81 degrees 09 minutes 36 seconds East, 80.00 feet to a point; thence along the southerly line of Lot No. 5, North 88 degrees 13 minutes 03 seconds East, 399.87 feet to a point in the right-of-way of Pennsylvania State Highway Traffic Route No. 487; thence through said right-of-way, south 16 degrees 35 minutes 40 seconds East; 70.00 feet to a point; thence through same, south 07 degrees 06 minutes 35 seconds West, 168.21 feet to a point; thence through same, South 34 degrees 41 minutes 00 seconds West, 670.00 feet to a point; thence through same, South 16 degrees 16 minutes 20 seconds West, 465.00 feet to a point at the southeast corner of Lot No. 3; thence along the easterly line of Lot No. 3, North 42 degrees 44 minutes 54 seconds West, 623.84 feet to the place of BEGINNING.

BEING Lot No 4 as more fully shown on a draft of survey prepared by T. Bryce James and Associates, dated May 1985, and revised on September 24, 1986. A copy of said survey being recorded in Map book 7, at page 735.

THE GRANTOR herein also granted to the Grantee herein the right of ingress, egress and regress over and upon a 50 foot wide private right-of-way, the counterline thereof more fully described as follows, to wit;

BEGINNING at a point in the centerline of Township of Route No. 395, said point being 83.00 feet distant on a course running North 49 degrees 08 minutes 00 seconds East 93.00 feet distant on a course running North 38 degrees 25 minutes 00 seconds East, from a point in the center of Township Route No. 395 at the northeast corner of Lot No. 2; thence through Lot No. 1 the following courses and distances; South 53 degrees 16 minutes 35 seconds East, 44.19 feet to a point; North 81 degrees 19 minutes 46 seconds East, 65.87 feet to a point; thence through the same and through Lot No. 5, North 66 degrees 03 minutes 01 seconds East; 814.86 feet to a point, thence through same and along the dividing lines between Lot No. 5 and Lot No. 4, South 81 degrees 09 minutes 36 seconds East, 139.08 feet to a point, thence through Lot No. 4, South 28 degrees 47 minutes 30 seconds East, 111.48 feet to point, thence through the same, South 07 degrees 08 minutes 13 seconds West, 76.10 feet to a point; thence through same and along the dividing line between Lot No. 4 and Lot No. 1, South 42 degrees 57 minutes 06 seconds West, 323.15 feet to a point; thence along the dividing line between Lot No. 4 and Lot No. 1, South 24 degrees 59 minutes 46 seconds West, 250.94 feet to a point; thence along same, South 65 degrees 26 minutes 49 seconds West, 276.67 feet to the northeast corner of Lot No 3; thence along the dividing line between Lot No 3 and Lot No 1, North 86 degrees 53 minutes 20 seconds West, 405.81 feet to the point of terminus in the center of a fifty foot radius cul-de-sac on the easterly line of Lot No. 2. The right-of-way line being parallel to and 25 feet distant on each side of said centerline.

The above described parcel being subject to the following:

1. That portion of a 50 foot private right-of-way situate on said parcel.
2. That portion of Pennsylvania State Traffic Route No. 487 situate on said parcel.

Being that same premises which Forest L. McClintock a/k/a Forrest L. McClintock and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded in the Columbia County Recorder of Deeds Office on August 18, 1993 in Book 544 Page 0311, granted and conveyed unto Susan K. Zeyn.

TERMS OF SALE

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

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

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

Plaintiff's Attorney
Michael J. Clark
3600 Horizon Drive
King of Prussia, PA 19406

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

Article Addressed to:

Complete items 1, 2, 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

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- Complete items 1, 2, 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 ☒ Address ☒
- B. Received by (Printed Name) ☒ C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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 2560 0002 1259 5090

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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 ☒ Agent ☒ Address ☒
- B. Received by (Printed Name) ☒ C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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 2560 0002 1259 5083

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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 ☒ Address ☒
- B. Received by (Printed Name) ☒ C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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 2560 0002 1259 5069

PS 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 ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 120 OF 2009 ED AND CIVIL WRIT NO. 712 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEING Lot No 4 as more fully shown on a draft of survey prepared by T. Bryce James and Associates, dated May 1985, and revised on September 24, 1986. A copy of said survey being recorded in Map book 7, at page 735.

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Plaintiff's Attorney
Michael J. Clark
3600 Horizon Drive
King of Prussia, PA 19406

Sheriff of Columbia County
Timothy T. Chamberlain
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SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 9:30 AM

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Michael J. Clark
3600 Horizon Drive
King of Prussia, PA 19406

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust and
for the registered holders of ACE Securities Corp.
Home Equity Loan Trust, Series 2005-SD2, Asset
Backed Pass-Through Certificates
PLAINTIFF

No: 2009-CV-712

VS.

WRIT OF EXECUTION:
2009-ED-120
MORTGAGE FORECLOSURE

Susan K. Zeyn
DEFENDANT(S)

TO THE SHERIFF OF COLUMBIA COUNTY:

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

RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due \$109,187.61

Interest from June 8, 2009 to _____

Costs to be added _____

Seal of Court

Date: 11-17-09

Tamara B. Klein
PROTHONOTARY

Barbara A. Silvestri
Deputy Prothonotary

Prothonotary
In 2012

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

HSBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust and
for the registered holders of ACE Securities Corp.
Home Equity Loan Trust, Series 2005-SD2, Asset
Backed Pass-Through Certificates
PLAINTIFF

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Interest from June 8, 2009 to

Costs to be added

Seal of Court

Lance B. Kline
PROTHONOTARY

Date: *10-14-09*

Barbara N. Schutte
Deputy Prothonotary

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn:

RE: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home
Equity Loan Trust and for the registered holders of ACE Securities Corp. Home
Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates vs.
Susan K. Zeyn
Docket number: 2009-CV-712
Our file number: 09-035220

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to
you together with the below listed documents for the _____ sale date.
Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I
enclose:

- _____ Sale deposit in the amount of \$;
- _____ 8 copies of the property legal description for the deed and printers;
- _____ Affidavit pursuant to Rule 3129.1 ;
- _____ Act 91 Affidavit;
- _____ Notices of Sale for each Defendant;
- _____ Request for service of the notice of sale;
- _____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and
return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a
Certification.

Thank you for your cooperation in this matter.

Very truly yours,
Crystle Langelo
Legal Assistant

SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
Telephone: (610) 278-6800
Facsimile: (610) 278-9980

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home
Equity Loan Trust and for the registered holders of ACE Securities Corp. Home
Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates vs.
Susan K. Zeyn
CIVIL ACTION NO. 2009-CV-712
OUR FILE NO. 09-035220

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses
provided:

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

Upon service, please forward to this office in the enclosed self-addressed stamped
envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Crystle Langelo
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

HSBC Bank USA, N.A., as Trustee on behalf
of ACE Securities Corp. Home Equity Loan
Trust and for the registered holders of ACE
Securities Corp. Home Equity Loan Trust,
Series 2005-SD2, Asset Backed Pass-
Through Certificates
PLAINTIFF

vs.

Susan K. Zeyn
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-712

2009-ED-120

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

Your house (real estate) at: RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820 is
scheduled to be sold at Sheriff's Sale on _____ at _____, in

Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

to enforce the court judgment of \$109,187.61 obtained by HSBC Bank USA, N.A., as Trustee on
behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE
Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through
Certificates (the mortgage) 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:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges,
costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:
(610) 278-6800.

1. You may be able to stop the sale by filing a petition asking the Court to strike or
open the judgment, if the judgment was improperly entered. You may also ask
the Court to postpone the sale for good cause.
2. You may be able to stop the sale through other legal proceedings.

3. 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 on page two of 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 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 by calling (610) 278-6800.
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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: (570) 389-5625.
4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.
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, if necessary, to evict you.
6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 posting of said schedule of distribution.
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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN, piece, parcel or tract of land situate in the Township of Franklin and Catawissa, County of Columbia and State of Pennsylvania, 90% of land in Catawissa Township of 10% of land in Franklin Township, bounded and described as follows, to wit:

BEGINNING at a point on the centerline of a fifty foot wide private right-of-way, said point being the northwest corner of Lot No. 3 said point also being on the southerly line of Lot No. 1; thence along the centerline of said private right of way and the southerly line of Lot No. 1 North 65 degrees 26 minutes 49 seconds East, 276.67 feet to a point; thence along same, North 24 degrees 59 minutes 46 seconds East, 250.94 feet to a point; thence along same, North 42 degrees 57 minutes 06 seconds East, 189.77 feet to a point at the southeast corner of Lot No. 1; thence along the easterly line of Lot No. 1; North 53 degrees 56 minutes 06 seconds West, 51.96 feet to a point, thence along same and along the easterly line of Lot No. 5, North 22 degrees 34 minutes 16 seconds West, 111.10 feet to a point on the easterly line of Lot No.5, thence along the easterly line of said Lot No. 5, North 19 degrees 12 minutes 24 seconds East. 158.79 feet to a point on the centerline of a fifty foot wide private right-of-way; thence along the centerline of said right-of-way and the southerly line lot Lot No. 5, South 81 degrees 09 minutes 36 seconds East, 80.00 feet to a point; thence along the southerly line of Lot No. 5, North 88 degrees 13 minutes 03 seconds East, 399.87 feet to a point in the right-of-way of Pennsylvania State Highway Traffic Route No. 487; thence through said right-of-way, south 16 degrees 35 minutes 40 seconds East; 70.00 feet to a point; thence through same, south 07 degrees 06 minutes 35 seconds West, 168.21 feet to a point; thence through same, South 34 degrees 41 minutes 00 seconds West, 670.00 feet to a point; thence through same, South 16 degrees 16 minutes 20 seconds West, 465.00 feet to a point at the southeast corner of Lot No. 3; thence along the easterly line of Lot No. 3, North 42 degrees 44 minutes 54 seconds West, 623.84 feet to the place of BEGINNING.

BEING Lot No 4 as more fully shown on a draft of survey prepared by T. Bryce James and Associates, dated May 1985, and revised on September 24, 1986. A copy of said survey being recorded in Map book 7, at page 735.

THE GRANTOR herein also granted to the Grantee herein the right of ingress, egress and regress over and upon a 50 foot wide private right-of-way, the counterline thereof more fully described as follows, to wit;

BEGINNING at a point in the centerline of Township of Route No. 395, said point being 83.00 feet distant on a course running North 49 degrees 08 minutes 00 seconds East 93.00 feet distant on a course running North 38 degrees 25 minutes 00 seconds East, from a point in the center of Township Route No. 395 at the northeast corner of Lot No. 2; thence through Lot No. 1 the following courses and distances; South 53 degrees 16 minutes 35 seconds East , 44.19 feet to a point; North 81 degrees 19 minutes 46 seconds East, 65.87 feet to a point; thence through the same and through Lot No. 5, North 66 degrees 03 minutes 01 seconds East; 814.86 feet to a point, thence through same and along the dividing lines between Lot No. 5 and Lot No. 4, South 81 degrees 09 minutes 36 seconds East, 139.08 feet to a point, thence through Lot No. 4, South 28 degrees 47 minutes 30 seconds East, 111.48 feet to point, thence through the same, South 07 degrees 08 minutes 13 seconds West, 76.10 feet to a point; thence through same and along the dividing line between Lot No. 4 and Lot No. 1, South 42 degrees 57 minutes 06 seconds West, 323.15 feet to a point; thence along the dividing line between Lot No. 4 and Lot No. 1, South 24 degrees 59 minutes 46 seconds West, 250.94 feet to a point; thence along same, South 65 degrees 26 minutes 49 seconds West, 276.67 feet to the northeast corner of Lot No 3; thence along the dividing line between Lot No 3 and Lot No 1, North 86 degrees 53 minutes 20 seconds West, 405.81 feet to the point of terminus in the center of a fifty foot radius cul-de-sac on the easterly line of Lot No. 2. The right-of-way line being parallel to and 25 feet distant on each side of said centerline.

The above described parcel being subject to the following:

1. That portion of a 50 foot private right-of-way situate on said parcel.
2. That portion of Pennsylvania State Traffic Route No. 487 situate on said parcel.

Being that same premises which Forest L. McClintock a/k/a Forrest L. McClintock and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded in the Columbia County Recorder of Deeds Office on August 18, 1993 in Book 544 Page 0311, granted and conveyed unto Susan K. Zeyn.

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Being that same premises which Forest L. McClintock a/k/a Forrest L. McClintock and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded in the Columbia County Recorder of Deeds Office on August 18, 1993 in Book 544 Page 0311, granted and conveyed unto Susan K. Zeyn.

ALL THAT CERTAIN, piece, parcel or tract of land situate in the Township of Franklin and Catawissa, County of Columbia and State of Pennsylvania, 90% of land in Catawissa Township and 10% of land in Franklin Township, bounded and described as follows, to wit:

BEGINNING at a point on the centerline of a fifty foot wide private right-of-way, said point being the northwest corner of Lot No. 3 said point also being on the southerly line of Lot No. 1; thence along the centerline of said private right of way and the southerly line of Lot No. 1 North 65 degrees 26 minutes 49 seconds East, 276.67 feet to a point; thence along same, North 24 degrees 59 minutes 46 seconds East, 250.94 feet to a point; thence along same, North 42 degrees 57 minutes 06 seconds East, 189.77 feet to a point at the southeast corner of Lot No. 1; thence along the easterly line of Lot No. 1; North 53 degrees 56 minutes 06 seconds West, 51.96 feet to a point, thence along same and along the easterly line of Lot No. 5, North 22 degrees 34 minutes 16 seconds West, 111.10 feet to a point on the easterly line of Lot No. 5, thence along the easterly line of said Lot No. 5, North 19 degrees 12 minutes 24 seconds East, 158.79 feet to a point on the centerline of a fifty foot wide private right-of-way; thence along the centerline of said right-of-way and the southerly line of Lot No. 5, South 81 degrees 09 minutes 36 seconds East, 80.00 feet to a point; thence along the southerly line of Lot No. 5, North 88 degrees 13 minutes 03 seconds East, 399.87 feet to a point in the right-of-way of Pennsylvania State Highway Traffic Route No. 487; thence through said right-of-way, south 16 degrees 35 minutes 40 seconds East, 70.00 feet to a point; thence through same, south 07 degrees 06 minutes 35 seconds West, 168.21 feet to a point; thence through same, South 34 degrees 41 minutes 00 seconds West, 670.00 feet to a point; thence through same, South 16 degrees 16 minutes 20 seconds West, 465.00 feet to a point at the southeast corner of Lot No. 3; thence along the easterly line of Lot No. 3, North 42 degrees 44 minutes 54 seconds West, 623.84 feet to the place of BEGINNING.

BEING Lot No 4 as more fully shown on a draft of survey prepared by T. Bryce James and Associates, dated May 1985, and revised on September 24, 1986. A copy of said survey being recorded in Map book 7, at page 735.

THE GRANTOR herein also granted to the Grantee herein the right of ingress, egress and regress over and upon a 50 foot wide private right-of-way, the centerline thereof more fully described as follows, to wit;

BEGINNING at a point in the centerline of Township of Route No. 395, said point being 83.00 feet distant on a course running North 49 degrees 08 minutes 00 seconds East 93.00 feet distant on a course running North 38 degrees 25 minutes 00 seconds East, from a point in the center of Township Route No. 395 at the northeast corner of Lot No. 2; thence through Lot No. 1 the following courses and distances; South 53 degrees 16 minutes 35 seconds East, 44.19 feet to a point; North 81 degrees 19 minutes 46 seconds East, 65.87 feet to a point; thence through the same and through Lot No. 5, North 66 degrees 03 minutes 01 seconds East, 814.86 feet to a point, thence through same and along the dividing lines between Lot No. 5 and Lot No. 4, South 81 degrees 09 minutes 36 seconds East, 139.08 feet to a point, thence through Lot No. 4, South 28 degrees 47 minutes 30 seconds East, 111.48 feet to point, thence through the same, South 07 degrees 08 minutes 13 seconds West, 76.10 feet to a point; thence through same and along the dividing line between Lot No. 4 and Lot No. 1, South 42 degrees 57 minutes 06 seconds West, 323.15 feet to a point; thence along the dividing line between Lot No. 4 and Lot No. 1, South 24 degrees 59 minutes 46 seconds West, 250.94 feet to a point; thence along same, South 65 degrees 26 minutes 49 seconds West, 276.67 feet to the northeast corner of Lot No 3; thence along the dividing line between Lot No 3 and Lot No 1, North 86 degrees 53 minutes 20 seconds West, 405.81 feet to the point of terminus in the center of a fifty foot radius cul-de-sac on the easterly line of Lot No. 2. The right-of-way line being parallel to and 25 feet distant on each side of said centerline.

The above described parcel being subject to the following:

1. That portion of a 50 foot private right-of-way situate on said parcel.
2. That portion of Pennsylvania State Traffic Route No. 487 situate on said parcel.

Being that same premises which Forest L. McClintock a/k/a Forrest L. McClintock and Denise L. McClintock, husband and wife, by Deed dated August 16, 1993 and recorded in the Columbia County Recorder of Deeds Office on August 18, 1993 in Book 544 Page 0311, granted and conveyed unto Susan K. Zeyn.

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

HSBC Bank USA, N.A., as Trustee on behalf
of ACE Securities Corp. Home Equity Loan
Trust and for the registered holders of ACE
Securities Corp. Home Equity Loan Trust,
Series 2005-SD2, Asset Backed Pass-
Through Certificates
PLAINTIFF

vs.

Susan K. Zeyn
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-712

2009-ED-120

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:


HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-
SD2, Asset Backed Pass-Through Certificates
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

09-035220

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

HISBC Bank USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities
Corp. Home Equity Loan Trust, Series 2005-SD2,
Asset Backed Pass-Through Certificates
PLAINTIFF

vs.

Susan K. Zeyn
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-712

2009-ED-120

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

_____ FHA - Tenant Occupied or Vacant
_____ Commercial

_____ As a result of a Complaint in Assumpsit

_____ That the Plaintiff has complied in all respects with Section 403 of the Mortgage
X Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
PA Bar # 202929

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

MICHAEL CLARK, ESQ., ATTORNEY I.D. NO. 202929

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S & D FILE NO. 09-035220

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Securities Corp. Home Equity Loan Trust,
Series 2005-SD2, Asset Backed Pass-
Through Certificates
PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-712

2009-ED-120

VS.

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

DEFENDANT

STATE OF: Florida

COUNTY OF: Palm Beach

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendant's last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

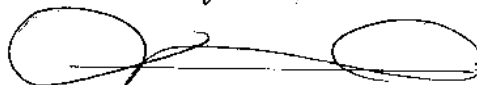
Ocwen Loan Servicing, LLC on behalf of HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates

By:

NAME: Kevin M. Jackson

TITLE: Manager

Sworn to and subscribed before me this 29 day of April, 2009.

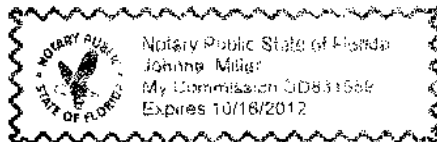



Notary Public

09-035220

LOAN#: 33749425

Attorney Code: 00376




Michael J. Clark, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
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HSBC Bank USA, N.A., as Trustee on behalf
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Trust and for the registered holders of ACE
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Series 2005-SD2, Asset Backed Pass-
Through Certificates

PLAINTIFF

vs.

Susan K. Zeyn

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-712

2009-ED-120

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820.

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

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

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

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

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

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Assct Backed Pass-Through Certificates
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity
Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan
Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates, Plaintiff
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

None

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

Columbia County Domestic Relations, 15 Perry Avenue, P.O. Box 380, Bloomsburg, PA
17815

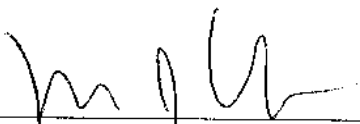
7. Name and address of every other person of whom the plaintiff has knowledge who has
any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
RD 3 Box 48 aka 1675 Hill Top Road
Catawissa, PA 17820

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.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

09-035220

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
MICHAEL CLARK, ESQ., ATTORNEY I.D. NO. 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

HSBC Bank USA, N.A., as Trustee on behalf
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Trust and for the registered holders of ACE
Securities Corp. Home Equity Loan Trust,
Series 2005-SD2, Asset Backed Pass-
Through Certificates
PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-712

2009-ED-120

VS.

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

DEFENDANT

STATE OF: Florida

COUNTY OF: Palm Beach

AFFIDAVIT OF NON-MILITARY SERVICE

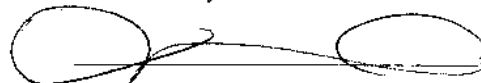
THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendant's last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Ocwen Loan Servicing, LLC on behalf of HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates

By:

NAME: Kevin M. Jackson
TITLE: Manager

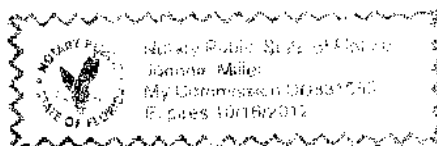
Sworn to and subscribed before me this 29 day of April, 2009.



Notary Public

09-035220

LOAN#: 33749425
Attorney Code: 00376



SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

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Series 2005-SD2, Asset Backed Pass-
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PLAINTIFF

VS.

Susan K. Zeyn
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

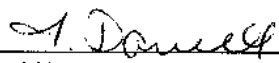
NO: 2009-CV-712

2009-ED-120

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, May 29, 2009 to the following Defendants:

Susan K. Zeyn, 1675 Hill Top Road, Catawissa, PA 17820



Tiffany Donnell, Legal Assistant
to Ilana Zion, Esquire for
Shapiro & DeNardo, LLC

SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

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PLAINTIFF

VS.

Susan K. Zeyn
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-712

2009-ED-120

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Susan K. Zeyn
DATE OF NOTICE: May 29, 2009

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT
PURPOSE.**

NOTIFICACION IMPORTANTE


Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Susan K. Zeyn, 1675 Hill Top Road, Catawissa, PA 17820


Ilana Zion, Esquire
Shapiro & DeNardo, LLC
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035220

HSBC Bank USA, N.A., as Trustee on behalf
of ACE Securities Corp. Home Equity Loan
Trust and for the registered holders of ACE
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Series 2005-SD2, Asset Backed Pass-
Through Certificates
PLAINTIFF

vs.

Susan K. Zeyn
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-712

CERTIFICATE OF SERVICE

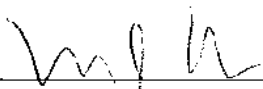
I, Michael J. Clark, Esquire, Attorney for the Plaintiff, hereby certify that I have served
by first class mail, postage prepaid, true and correct copies of the attached papers upon the
following person(s) or their attorney of record:

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

Date mailed: 2/9/09

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

09-035220

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
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Trust and for the registered holders of ACE
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Series 2005-SD2, Asset Backed Pass-
Through Certificates
PLAINTIFF

vs.

Susan K. Zeyn
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-712

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust
and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-
SD2, Asset Backed Pass-Through Certificates
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Tami B. Kline
Prothonotary

TO: Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

HSBC Bank USA, N.A., as Trustee on behalf
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Trust and for the registered holders of ACE
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PLAINTIFF

vs.

Susan K. Zeyn

DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-712

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Tami B. Kline
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY MICHAEL J. CLARK, ESQUIRE AT (610) 278-6800.

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
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PLAINTIFF

vs.

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DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-712

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at RD 3 Box 48 aka 1675 Hill Top Road, Catawissa, PA 17820.

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

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

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

Susan K. Zeyn
1675 Hill Top Road
Catawissa, PA 17820

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

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD2, Asset Backed Pass-Through Certificates, Plaintiff
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

None

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

Columbia County Domestic Relations, 15 Perry Avenue, P.O. Box 380, Bloomsburg, PA 17815

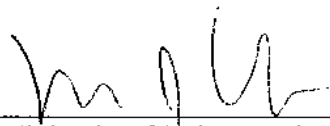
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
RD 3 Box 48 aka 1675 Hill Top Road
Catawissa, PA 17820

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.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

09-035220

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Bank of America, N. A.

329044

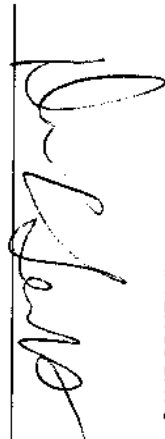
2-50710

DATE	6/4/2009
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



09-035220 ZEYN, SUSAN

⑈329044⑈ ⑆071000505⑆ 5201147419⑈